



Snohomish County

Public Works

Transportation & Environmental Services

3000 Rockefeller Ave., M/S 607
Everett, WA 98201-4046
(425) 388-3464
www.snoco.org

Dave Somers
County Executive

RECEIVED

JUN 21 2019

CITY OF LAKE STEVENS

6/19/2019

City of Lake Stevens Planning & Community Development
ATTN: Melissa Place, mplace@lakestevenswa.gov
PO Box 527
Lake Stevens, WA 98258-0257

Subject: Notice of Application LUA2019-0080, LUA2019-0081 and LUA2019-0082

To whom it may concern:

This comment is provided in response to the Notice of Land Use Applications for Costco LUA2019-0080, LUA2019-0081 and LUA2019-0082, issued by the City of Lake Stevens on June 5, 2019.

The County submitted a comment letter to the City of Lake Stevens on April 30, 2019, in response to the SEPA MDNS and Notice of Planned Action – LUA2019-0068 and LUA2019-0069 and in that letter identified deficiencies in the Traffic Impact Analysis (TIA) prepared for the Costco Wholesale and referred to in Section 14 of the checklist (copy of letter attached). The TIA does not address the traffic impacts that would occur on South Lake Stevens Road west of SR9 and 87th Avenue SE to its intersection with Bickford.

In order for the Costco Wholesale development proposal to qualify as a planned action under the 20th Street SE Corridor Subarea EIS adopted via Ordinance No. 878 and for a Planned Action Certification to be issued, the EIS prepared for the 20th Street SE Corridor Sub Area Plan would need to have addressed the impacts of a facility as extensive as a Costco Wholesale located in the southwest quadrant of the 20th Street SE/SR9 intersection. There are few retail facilities of the size of and having the traffic generation of a Costco Wholesale. Even though the 799 new PM peak hour trips may be within the threshold of the EIS, did the EIS adequately address the impact of these trips on County arterials south of the project site? The traffic analysis prepared separately for the Costco Wholesale does not and we were unable to find the traffic analysis for the 20th Street SE Corridor Subarea EIS on the City's website. The City proposes to realign the north end of the South Lake Stevens Road county arterial so that it shares a common traffic signal with an entrance to the Costco Wholesale and yet the analysis distributes no traffic to this arterial road. Traffic accessing the Costco Wholesale can be expected to use this route due to the significant congestion that occurs on northbound SR9 in the vicinity of US2 during the PM peak hour.

Page 50 of the 20th Street SE Corridor Subarea Plan adopted September 24, 2012 states: "The Planned Action Ordinance identifies the criteria that a project must satisfy to be considered as a planned action. These criteria relate to the type of land use proposed, whether its impacts have been addressed in the EIS, and whether mitigation measures are sufficient." The Costco TIA dated October 26, 2018, and addendum dated March 12, 2019, do not address the impacts of traffic that will be distributed to the arterial network that is South Lake Stevens Road west of SR9 and 87th Avenue SE to its intersection with Bickford Avenue. The traffic analysis is clearly deficient. The County requests that an addendum be prepared so that it can be determined whether or not significant adverse impacts exist on the County arterial transportation network that are not addressed in the planned action EIS and for which mitigation measures may not be provided. This analysis under SEPA is necessary despite the lack of a reciprocal mitigation Interlocal agreement between the County and City.

We look forward to further coordination between the City and the County regarding this project.

Sincerely,



Steven Thomsen, P.E., Director
Snohomish County Public Works

Enclosures

4/30/2019 Snohomish County Public Works SEPA DNS Response Letter



June 19, 2019

City of Lake Stevens – City Hall
Attn: Melissa Place
P.O. Box 257
Lake Stevens, WA 98258
VIA EMAIL

RE: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082

Dear Ms. Place,

The City of Everett's Water Transmission Line North Corridor is crossed by the proposed 91st Ave SE roadway accessing the northwest corner of the Costco site.


Three 4-foot diameter water transmission lines are located within this corridor. Everett's water transmission line system supplies water to the majority of Snohomish County including over 600,000 people. Any proposed design of the road prism crossing the transmission lines should be reviewed and approved by the City of Everett prior to construction.


Sincerely,

A handwritten signature in blue ink, appearing to read 'Grant Moen', written over a light blue circular stamp.

Grant Moen, P.E.
Maintenance Superintendent
Everett Public Works Department

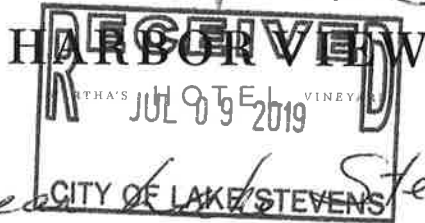
PUBLIC WORKS

 3200 Cedar Street
Everett, WA 98201

 425.257.8800
425.257.8882 fax

 everettpw@everettwa.gov
everettwa.gov/pw

2031 Vernon Rd
18 ¹⁸ ⁹¹ Lk. Stevens



Dear ~~City~~ Stevens
Council: we are in
favor of the new
Costco 20th Hwy P.

We are on fixed
income. help us \$.

Save traffic on Hwy
204 Hwy 12 to

Everett. Sincerely,

Darlene Brauford
131 NORTH WATER STREET, PO BOX 1,
EDGARTOWN, MA 02539

508.677.7800 | HARBOR-VIEW.COM

Darlene Brauford

7-9-19

My name is Tony Howerton. My wife and I are on a limited income, and support the building of a Casco in Lake Stevens. I know it will reduce the traffic on Hwy 204. It would be an asset to our community of Lake Stevens. I hope you would vote in favor of this. Thank you —

TH



406

KARL G. ANUTA
LAW OFFICE OF KARL G. ANUTA, P.C.
735 SW FIRST AVENUE, 2ND FLOOR
PORTLAND, OREGON 97204
(503) 827-0320
FACSIMILE (503) 228-6551

TRIAL ATTORNEY
LICENSED IN
OREGON & WASHINGTON

E-MAIL
KGA@INTEGRA.NET

July 10, 2019

Via Electronic Mail

John Spencer jspencer@lakestevenswa.gov
Kim Daughtry kdaughtry@lakestevenswa.gov
Brett Gailey bgailey@lakestevenswa.gov
Kurt Hilt khilt@lakestevenswa.gov
Rauchel McDaniel rmcdaniel@lakestevenswa.gov
Gary Petershagen gpetershagen@lakestevenswa.gov
Marcus Tageant mtageant@lakestevenswa.gov
Todd Welch twelch@lakestevenswa.gov

Mayor & Council
City of Lake Stevens
1812 Main Street
P.O. Box 257
Lake Stevens, WA 98258

Re: Comments and Questions for the Public Meeting of July 11, 2019
to Discuss Proposed Costco Site Plan and Design Review

Dear Mayor Spencer and Council Members,

This letter is to follow up on my letter of May 17, 2018, about this proposed development. This letter is written on behalf of Livable Lake Stevens, a group of local residents working together to try to ensure that Lake Stevens develops responsibly and sustainably, to the benefit of all its citizens.

Unfortunately, due to prior commitments I cannot make the meeting. It is not yet clear if the active local members of Livable Lake Stevens can make the meeting. Consequently, I write to provide comments and questions on the currently pending proposal.

Livable Lake Stevens continues to have many concerns about the appropriateness and impacts of this proposed development on this site. The parts of the site owned by the City are forested, rolling topography with significant wetlands and two stream segments. These are important resources, that need to be carefully managed in a thrifty manner.

This development - as currently proposed - seems to give little or no consideration to the important protections needed on this site. Fortunately, those protections are built into the Lake Stevens Municipal Code ("LSMC") and Comprehensive Plan. Unfortunately, the current Costco plans for this site appear to treat the existing conditions as something entirely different. The current plan seems to view this area as a blank, valueless slate, onto which a cookie-cutter Costco Warehouse and massive fueling depot can simply be dropped - rather than the important community asset that this area actually is.

Critical Areas and Habitat

Critical Areas are more than an inconvenience to be procedurally swept aside when a developer wants to bury them. The City needs to be careful not to allow Costco (or any developer) to turn the process around Critical Areas on its proverbial head. The City should not be considering a fully-fleshed out design proposal, **before** considering how the Critical Areas on this site are to be preserved, as the law requires.

In LSMC Chapter 14.88 - Critical Areas, the identified resource areas are to be protected to ensure there is no net loss of acreage, functions and values of critical areas. See, LSMC 14.88.10. Chief among measures promulgated to meet this goal is "Avoiding impacts altogether by not taking a certain action or parts of an action." LSMC 14.88.01 0(a)(1). So, where are the alternative plans/designs from Costco, to avoid the Critical Areas on this site?

Likewise, how does this proposal comply with LSMC 14.88.295? Under that Code section all streams and wetlands "shall be **permanently protected** by designating them as native growth protection areas," which are "to be **left permanently undisturbed** in a substantially or environmentally enhanced **natural state**." (emphasis added).

Wetland D on this site is a Category II wetland that scores high in habitat, hydrology, and water quality function.¹ Where in the current proposal is the alternative that permanently protects that wetland, undisturbed?

Instead of proposing what the Code requires, the developer apparently plans to undertake mitigation compensating for the **bare minimum** amount required for exactly

¹ MITIGATION BANK USE PLAN COSTCO LAKE STEVENS AND & CITY OF LAKE STEVENS 24TH STREET EXTENSION PROJECT-NWS-January25, 2019 by Sewell Wetland Consulting, p.2. Hereafter, "the Sewell Report."

the wetland acreage that is permanently filled. Why would the City ever agree to that, on a publicly owned Critical Area?

Normally a Category II Wetland with a high habitat score like Wetland D requires a **95 foot buffer** for high-intensity land use.² This development and roads as currently planned about Wetland D, with no buffer on two sides. Why would the City ever agree to that?

Similarly, Wetland A, another Category II wetland with a high habitat score is completely surrounded by new roads in this current plan.³ How is that consistent with either the the text of the intent of the Code?

The benefits of these now high-functioning wetlands will be permanently lost to this community. Yet Costco proposes to calculate the damage at the absolute minimum level, and then to "mitigate" by buying credits at a site over twenty miles away from Lake Stevens, the Snohomish Basin Wetland Mitigation Bank. Why does Costco think the that the City of Lake Stevens will essentially abandon its laws, plans and principals, and sacrifice these public resources, merely to benefit a private, for-profit corporation?

There is already a roughly Costco ten miles away from this site.⁴ So local citizens already have access to these goods. Given that, it does not make sense for the City of Lake Stevens to sacrifice this high-functioning publicly owned green space.

What will happen to the "fairly pristine channel"⁵ of Mosher Creek on this site, once the wetlands which filter pollutants, supply hydrology and serve as fish habitat are permanently buried or left without functional buffers? This is an important question for which the City needs to demand detailed answers and well supported analysis.

Also, the Critical Areas Report, the Habitat Report, and the Sewell Report do not appear to have been updated since new information has come in. The Sewell Report found no fish in Mosher Creek and speculated that the only fish species there would be native cutthroat trout. Yet Mr. Sewell is now aware that those trout, as well as Coho salmon and lamprey have been seen in that area, and in the tributary originating in wetland E.⁶

² Sewell Report, p. 3.

³ See, Sewell Report, p 2. It should be noted that the Sewell Report is somewhat inconsistent. On page 2 it describes Wetland A as Category II with a high habitat score. Yet on page 4 it describes the same wetland as "All functions were low and the wetland just barely made a Category III rating (see rating forms in Critical Areas Report)".

⁴ 10200 19th Ave SE, Everett, WA 98208

⁵ Sewell Report, p. 2.

⁶ See, email of May 1, 2019 from Ed Sewell to Carl Hadley, Peter Kahn and Patrick Mullaney.

Is the City going to demand a revised and independent analysis of these resources, given this new information? And how does the City plan to address the Tribal concerns that have now been raised about the importance of these resources?⁷

The people of Lake Stevens need reliable information on the functions and values that this site now provides, and from credible sources. The City needs to demand that developers produce that sort of information. The City is being asked to give up fish habitat for vanishingly rare species, with the tradeoff being saving a few residents, a few miles of driving on their monthly Costco run.

It is also not clear that the City can legally rely on the Sewell Report. Confusing high-functioning wetlands with barely functioning ones, and completely overlooking significant fish habitat, raises significant concerns. This is hardly the "best available science" that the LSMC14.88.235(a) requires.

However well meaning the work by Sewell Consultants was, it falls far short of the requirement in the law to ensure that:

Critical area studies and decisions to alter critical areas shall rely on the **best available science to protect the functions and values of critical areas** and must give **special consideration to conservation or protection measures necessary to preserve or enhance anadromous fish and their habitat, such as salmon and bull trout.**

LSMC 14.88.235(b) (emphasis added). Entirely neglecting to account for multiple fish species in a critical area doesn't look anything like the best available science. The citizens of Lake Stevens deserve, and the law requires, much more.

The City must ensure that this is done. A truly independent study of this site, using the best available science, is what the law requires. Until that is done, no decisions about this site can legally (or should as a policy matter) be moved forward.

The City Code also speaks directly to this issue. It provides:

Lack of Scientific Information. Where there is an absence of valid scientific information or incomplete scientific information relating to a critical area leading to uncertainty about the risk to critical area function or permitting an alteration of or impact to the critical area, **the City shall:**

- (1) Take a precautionary or no-risk approach that **strictly limits development and land use activities until the uncertainty is sufficiently resolved;** and

⁷ See, email that is referenced in prior footnote, about concerns raised about these issues by a Tribal representative.

(2) Require application of an effective adaptive management program that relies on scientific methods to evaluate how well regulatory and nonregulatory actions protect the critical area. An adaptive management program is a formal and deliberative scientific approach to taking action and obtaining information in the face of uncertainty. To effectively implement an adaptive management program, the City hereby commits to:

(i) Address funding for the research component of the adaptive management program;

(ii) Change course based on the results and interpretation of new information that resolves uncertainties; and

(iii) **Commit to the appropriate time frame and scale necessary to reliably evaluate regulatory and nonregulatory actions affecting protection of critical areas and anadromous fisheries.**

LSMC 14.88.325(c) (emphasis added). The City must approach this decision with its priorities aligned with its stated policies, not with the wishes of a private profit-making warehouse business first in mind.

The Lake Stevens Comprehensive Plan ("LSCP") provides that "The city will continue to prioritize the protection of **wetlands, streams and creeks**, lakes and ponds, **aquifer recharge areas**, geological hazardous areas (e.g., **steep slopes** and erosion areas), significant trees, **fish and wildlife habitat areas and corridors**, cultural resources, and frequently flooded areas through land use policies, regulations and decisions based on best available information and in coordination with state and regional priorities." LSCP Policy 4.1.1 (emphasis added, to highlight features relevant on this site). So far, Costco has not prioritized these protections in considering this site. It must do so now. They cannot be party to pushing a plan that is incompatible with this site.⁸ There is no Policy or Code provision prioritizing the convenience of a private company over the nature resources that are held in trust for all the citizens of the City.

First, the City needs to ensure that studies that comply with the law are done. Second, those studies must be based on the best available science. Third, once those studies are done, they must be evaluated, and the plans for the development changed to reflect the required emphasis on preservation of critical areas and habitat. It is only then that an application to develop this City property in an appropriate way, can (or should) be considered.

⁸ The City must "Ensure compatibility of land uses with topography, geology, soil suitability, water, ground water, frequently flooded areas, wetlands, climate and vegetation." LSCP Policy 4.3.2

Land use and development activities on land containing critical areas are prohibited except under certain, specific exceptions. Typically, none of those would apply to a big box warehouse store, on land owned by the City.⁹

It is unclear from the MDNS issued by the City for road building on this site whether these roads are planned solely to serve this proposed development, or if they are part of an independent plan. The City needs to clarify its rationale and intentions for those roads. If, as it appears, they are actually just part of the Costco proposal then the City may end up with an unlawful segmentation problem under the State Environmental Policy Act ("SEPA").

The City also needs to insist that an applicant (including Costco) who wants to develop in a critical area needs to make the case - once the required studies, using best available science, are completed) – for why critical areas that by law are to remain undeveloped and preserved in a functional state, simply cannot be avoided. That is what LSMC 14.88.295 requires.

Alternative layouts and designs/plans for roads and building on and around this site that avoid critical areas entirely must be proposed. See, LSMC 14.88.010(a)(1). Since none of this has been done, the City should not (and legally cannot) move forward with any of the road building plans covered by the MDNS until all required steps have been taken under the City Code.

The City must insist on comprehensive studies of the critical areas on this site, using the best available science. The City must insist on thoroughly evaluated alternative plans/designs that avoid and preserve the functions of the critical areas. That is what the law requires, and that is what the citizens of the City deserve.

Traffic

This proposed store location sits about 1.4 miles from the US 2, SR 204 and 20th Street Southeast interchange. This is an interchange which WSDOT describes as experiencing "severe congestion during peak commute times.

These backups can sometimes spill over onto other highways and surface streets, creating additional congestion."¹⁰ The City even has a webpage devoted to publicizing the problem and letting citizens vent about it.¹¹

⁹ LSMC 14.88.210 identifies exceptions for "allowed activities," activities that meet "performance standards," and denial of all reasonable economic uses. A big box development is not an allowed activity, there are no performance standards in wetlands and waterways, and there is no denial of all economic uses, especially for city-owned property that could be turned to any number of uses for the benefit of Lake Stevens residents.

¹⁰ See, US 2 - SR 204 - 20th Street SE Interchange Justification Report. Found at: <https://www.wsdot.wa.gov/planning/studies/us2/sr-204-20th-street/home>

¹¹ <https://www.lakestevenswa.gov/460/Lets-Fix-The-Trestle>

Yet this interchange does not appear to be analyzed in the current Traffic Impact Analysis ("TIA") done for Costco. Backups on US 2 and the 'Trestle' are well known, and universally hated. Will putting up a 170,000 square foot warehouse club exacerbate these traffic issues?

Costco is apparently not concerned. People that live in and around Lake Stevens are. They deserve to know if a Costco at this location it will make their driving experience less bearable, and what Costco proposes to do to prevent that from happening.

Several intersections studied in the TIA will have service levels of E or F with this project added to their load. Is that something Lake Stevens residents just have to live with, or are there more appropriate locations in the area for a Costco?

Is another Costco, in such close proximity to an existing Costco, really something that Lake Stevens residents should accept as part of traffic congestion in their City? Is that good long term planning? Is that sustainable?

The current TIA requires further development and analysis to determine if the impacts of this proposal are (or are not) acceptable. The City needs to know if the impacts can be effectively mitigated for, or if the City is dooming the users of this area to traffic nightmares for years to come.

All this is currently unknown, given the limited scope of the current TIA. The City should insist that the current TIA should be expanded on, and that the data and methodologies used in the TIA are made available to the City staff and to public - so that it can be properly evaluated and "fact checked."

As I noted in my prior letter, Livable Lake Stevens is committed to the wise use of public resources. We are concerned that the current proposal may not be that type of decision. That is why we flagged many of these issues for special attention by the City, back in May of last year. We urge you to give careful consideration to more sustainable and appropriately situated development in the community, so as to make life better for all Lake Stevens citizens.

Sincerely,

/s/ Karl G. Anuta

Karl G. Anuta
Attorney for Livable Lake Stevens

C: Kathleen Pugh, City Clerk (pugh@lakestevenswa.gov)

TO THE CITY
OF LAKE STEVENS

I Fully Support
COSTCO coming
TO THIS AREA.

THOMAS STEENWEG^R

812 PRICE RD
SNOHISH

RECEIVED

JUL 12 2019 DATE 7-12-2019

CITY OF LAKE STEVENS

From: [Doug's Email](#)
To: [Melissa Place](#)
Subject: Costco
Date: Wednesday, June 19, 2019 12:19:34 PM

To Whom it may concern: I'm writing to comment on the public notice re: Costco. I also want to become a party of record. It's my understanding that Moser Creek passes through subject property and that there is salmon in the creek. I don't think that you can mitigate that. How can a round about work within just two tenths of a mile from a major intersection? I'm very concerned about my quality of life here in unincorporated Snohomish County just six tenths of one mile away. I've been at my business/home location for 30 years. No one I've spoke with is in favor of this project. How many homes and lives will be disrupted as a result of this project? Thank you for your time. Doug Turner

3201 S Lake Stevens Rd.

Lake Stevens WA 98258

425-335-0569

turngroc@comcast.net

From: Elaine Schroedl
To: Melissa Place
Subject: Re: Voicemail
Date: Monday, May 13, 2019 10:43:40 AM

Hi Melissa, They must have gotten our notice next door and not given it to us, because our address is 9420 not 9406. Did you also check to see if we are on the email list?

Thanks for following up for me.

On Mon, May 13, 2019 at 10:39 AM Melissa Place <mplace@lakestevenswa.gov> wrote:

Hi Elaine, you are on the list for public notification for the road projects of 91st Ave SE and 24th St SE. The mailings were sent to the following as per the list:

00457000002303	SCHROEDE JAMES	9406 20TH STREET S E	EVERETT	WA	98205
00457000002402	SCHROEDL JAMES M & ELAINE S	9406 20TH ST SE	LAKE STEVENS	WA	98258
00457000002403	SCHROEDL JEFFREY P & PAIGE M	9406 20TH ST SE	LAKE STEVENS	WA	98258

Please let me know if any of the above information is incorrect and I will fix the list.

As for the driveway sign, I am copying our Public Works Department as they would be able to respond to whether such signage would be allowed and the process for obtaining it.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

From: Elaine Schroedl <es.schroedl@gmail.com>
Sent: Tuesday, May 7, 2019 4:26 PM
To: Melissa Place <mplace@lakestevenswa.gov>
Subject: Re: Voicemail

Hi Melissa,

I was wondering if you checked to see if we are on the list for receiving emails regarding road, construction, etc. in our area and also, I did not receive anything in the mail regarding the road. My brother-in-law next door did, but I didn't. Something seems to be wrong.

Also, can you tell me how to go about applying for a "do not block driveway" sign. It is very dangerous getting in and out of our driveway certain times of the day. It is very dangerous.

Thanks,

RECEIVED

JUL 12 2019

July 12, 2019

CITY OF LAKE STEVENS

I am in support for
the new Costco to
be built on Hwy 9 &
20th Street.

Karola Steenmen
812 price Rd
Shel. WA. 98290

Ph: 425-335-5475

Melissa Place

From: patforster <patforster@comcast.net>
Sent: Wednesday, June 5, 2019 3:23 PM
To: Melissa Place
Subject: Costco layout

Want to see Costco layout on the Web from you. Should be online by now. Thanks.
Pat

Sent from my Samsung Galaxy Tab® S

Melissa Place

From: Jennifer Hudson <hudson1906@comcast.net>
Sent: Thursday, June 6, 2019 6:42 PM
To: Melissa Place
Subject: No Costco

Please do not let Costco come to Lake Stevens! We will just turn into Silver Lake.

Jennifer Hudson

Sent from my iPhone

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My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

From: Ryan Clark <ryclark85@gmail.com>
Sent: Wednesday, June 5, 2019 7:13 PM
To: Melissa Place <mplace@lakestevenswa.gov>
Subject: Costco

Hi Melissa,

I read the public notice that was published in the Herald today regarding Costco coming to Lake Stevens. Could you please forward me the related project info documents?

Thanks,

Ryan Clark

[10117 21st St SE](#)

[Lake Stevens WA 98258](#)

From: [Ryan Clark](#)
To: [Melissa Place](#)
Cc: [Jennie Fenrich](#)
Subject: Re: Costco
Date: Thursday, June 6, 2019 10:21:24 AM

Thank you!

On Thu, Jun 6, 2019 at 10:20 AM Melissa Place <mpplace@lakestevenswa.gov> wrote:

Hi Ryan, below is a link to our Citizens Connect website that has the documents for Costco. Getting to the materials is not intuitive so I've added steps below to help you navigate there. The city is working on making changes to this to make project materials easier to access for citizens. Thanks in advance for your patience with this.

- 1st click on the link below:

https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx?ReturnUrl=%2fcitizen

- Then click on the *Select Connection* button
- A new page with a map will pop up and then you will want to scroll down until you see the *Search for Permit* heading
- Under the *Search for Permit* heading, click on *Click to Search*
- On the new page that pops up enter the permit number or numbers under the *Search for Permit* heading. For this project, the permit numbers are LUA2019-0080, LUA2019-0081, and LUA2019-00082.
- Once the permit number is entered, then click on the link below that comes up. Then scroll down the page to the heading *Associated Files*. That should bring you to the materials/documents associated with each of the applications for Costco.

If you have further troubles feel free to call myself or Jennie and we can walk you through it over the phone.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mpplace@lakestevenswa.gov

From: [pat forster](#)
To: [Melissa Place](#)
Subject: Re: Costco layout
Date: Thursday, June 6, 2019 10:48:15 AM

Thanks Melissa! Great job! Pat

On 6/6/2019 10:13 AM, Melissa Place wrote:

Hi Pat, below is a link to our Citizens Connect website that has the documents for Costco. Getting to the materials is not intuitive so I've added steps below to help you navigate there. The city is working on making changes to this to make project materials easier to access for citizens. Thanks in advance for your patience with this.

- 1st click on the link below:
https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx?ReturnUrl=%2fcitizen
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Thanks, Melissa

Melissa Place, Senior Planner
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From: patforster <patforster@comcast.net>
Sent: Wednesday, June 5, 2019 3:23 PM
To: Melissa Place <mpplace@lakestevenswa.gov>

Subject: Costco layout

Want to see Costco layout on the Web from you. Should be online by now. Thanks,
Pat

Sent from my Samsung Galaxy Tab® S

Melissa Place

From: Cooper, Kristy <kristy.cooper@fluke.com>
Sent: Thursday, June 6, 2019 2:25 PM
To: Melissa Place
Subject: Costco in Lake Stevens

Hello Melissa,

I am so disappointed that Lake Stevens would consider allowing Costco to build a store on 20th. This is one of our most congested areas in town due to the path that many people take to get on and off the trestle. Snohomish County and the city of Lake Stevens need to balance the amount of growth demanded of the city with either building better roads or halting development. I live on Rhodora Heights Road and take 20th to work every day. People trying to get in and out of Costco are only going to further extend my commute. I am a Costco member and do not mind one bit having to travel to get my items from Woodinville or Everett or even shopping online. This HUGE building would ruin the Lake Stevens environment. The city continues to bulldoze everything that made my family move here. All of the trees and the old, small town feel are being ruined.

I would like for this application to be denied.

Kristy Cooper
11821 3rd PI SE
Lake Stevens
425-387-2888

Kristy Cooper
Fortive Business Systems Leader



Fluke Corporation, 6920 Seaway Blvd, Everett, WA 98203
Phone: 425.446.5879
email: kristy.cooper@fluke.com

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Melissa Place

From: Olivia Peterson <Livpeterson1@outlook.com>
Sent: Friday, June 7, 2019 7:53 AM
To: Melissa Place

Hi there, I am the tenant that current rents the smaller house on the land that is to be developed. Our landlord, John Nordin, says we are fine for now, but everything that's been popping up including the land proposal signs is telling me otherwise. How much longer do we actually have before development starts? I would really like to be aware.

Thanks,

Olivia Peterson

From: Michael Jones
To: Melissa Place
Subject: PROJECT NAME/ FILE NUMBER: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082
Date: Friday, June 7, 2019 11:50:00 AM

PROJECT NAME/ FILE NUMBER: Costco / LUA2019-0080, LUA2019-0081 and
LUA2019-0082

I fully support the project!

Michael Jones
718 115th Ave SE, Lake Stevens, WA 98258

From: [Michelle Soren](#)
To: [Melissa Place](#)
Subject: Costco Comment
Date: Friday, June 7, 2019 3:19:32 PM

Hi Melissa,

I am planning on sending you a 'comment' regarding the Costco land proposal. This is the first time that I have done anything like this and I want to make sure I'm doing it correctly. I saw on the proposal that there are limited materials from the project file that are available online. I am having a difficult time locating those. Are you able to send me the link to these?

I would love to review them prior to submitting my comment so that I can be as informed as possible.

Thank you so much for your help and valuable time!

Michelle Soren

Sent from my iPhone

From: [Olivia Peterson](#)
To: [Melissa Place](#)
Date: Friday, June 7, 2019 7:53:00 AM

Hi there, I am the tenant that current rents the smaller house on the land that is to be developed. Our landlord, John Nordin, says we are fine for now, but everything that's been popping up including the land proposal signs is telling me otherwise. How much longer do we actually have before development starts? I would really like to be aware.

Thanks,

Olivia Peterson

From: [Michael Jones](#)
To: [Melissa Place](#)
Subject: Re: PROJECT NAME/ FILE NUMBER: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082
Date: Friday, July 12, 2019 12:11:28 PM

After attending the Costco Public Meeting last night I wanted to expand on my earlier comments on the proposed Costco in Lake Stevens.

Costco is our favorite shopping destination even though there is not one very close by. They have quality merchandise with low prices and most of our everyday shopping needs are fulfilled at Costco. We also like that they pay their people a fair wage with benefits and are environmentally friendly. But driving to south Everett is difficult with I-5 traffic and Highway 9 to Woodinville has the same challenges.

As for the Costco project in Lake Stevens, it appears to be well planned and a great addition to the community. The addition of a new street (24th) will keep the additional traffic load off of 20th. The new roundabout on highway 9 will reduce the traffic impact on that important north/south route. And having a secondary access on 20th is also a plus. From the charts shown at last night's meeting, it appears impacts to storm water, landscaping and sewer have all been worked out.

This project has my families full support!

Michael & Lisa Jones
718 115th Ave SE, Lake Stevens, WA 98258

On Mon, Jun 10, 2019 at 9:00 AM Melissa Place <mplace@lakestevenswa.gov> wrote:

Hi Michael, thank you for the comment on the project. Your email is now part of the official record and file for the project.

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

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My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact

jfenrich@lakestevenswa.gov or call 425-622-9430.

From: Michael Jones <mikejones777@gmail.com>
Sent: Friday, June 7, 2019 11:50 AM
To: Melissa Place <mplace@lakestevenswa.gov>
Subject: PROJECT NAME/ FILE NUMBER: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082

PROJECT NAME/ FILE NUMBER: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082

I fully support the project!

Michael Jones

718 115th Ave SE, Lake Stevens, WA 98258

From: [Bill and Marilyn Webber](#)
To: [Melissa Place](#)
Subject: RE: Notice of Application and Notice of Planned Action for Costco
Date: Monday, June 10, 2019 7:32:57 AM

Good Morning Melissa.

As per our previous conversation, could you now send me a copy of the traffic study? I have looked online but I cannot find it.

Thank you,
Marilyn Webber

From: Melissa Place [mailto:mplace@lakestevenswa.gov]
Sent: Tuesday, June 04, 2019 2:16 PM
To: Jennie Fenrich <jfenrich@lakestevenswa.gov>
Subject: Notice of Application and Notice of Planned Action for Costco

Good Afternoon, attached is a Notice of Application for site plan review, design review, and planned action certification for Costco, proposed to be located southwest of the SR-9/20th St SE intersection in Lake Stevens. The comment period associated with the Notice of Application ends June 19, 2019.

More information and materials can be found online at the following link:
https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx?ReturnUrl=%2fcitizen

Please let me know if you have any questions or need more information.

Thanks, Melissa

Melissa Place, Senior Planner
City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.622.9433 | mplace@lakestevenswa.gov

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From: [Bill and Marilyn Webber](#)
To: [Melissa Place](#)
Cc: [Kim Daughtry](#); [Brett Gailey](#); [Kurt Hilt](#); [Rauchel McDaniel](#); [Gary Petershagen](#); [Marcus Tageant](#); [Todd Welch](#); [John Spencer](#); [Gene Brazel](#); [Eric Durpos](#); [dave.somers@co.snohomish.wa.us](#); [Sam.Low@co.snohomish.wa.us](#); [Nate.Nehring@snoco.org](#); [Brian.Sullivan@co.snohomish.wa.us](#); [Stephanie.Wright@snoco.org](#); [Terry.Ryan@snoco.org](#); [Doug.McCormick@co.snohomish.wa.us](#); [nwpublicaffairs@wsdot.wa.gov](#); [SawyerM@wsdot.wa.gov](#); [greg.stlouis@ci.everett.ma.us](#); [steve.hobbs@leg.wa.gov](#); [Stevick@Heraldnet.com](#); [SDavey@Heraldnet.com](#)
Subject: Response to City of Lake Stevens Notice of Application for Site Plan Review, Design Review and Planned Action Certification for COSTCO.
Date: Tuesday, June 18, 2019 11:24:35 PM
Attachments: [LakeStevensNeighborsProtest.pdf](#)

To whom this may concern:

We have major concerns about the proposed development of Costco at Highway 9 (SR9) and S. Lk. Stevens Rd, Lake Stevens.

The Costco footprint is far too large for the proposed area. Possibly another location in the City of Lake Stevens could meet the proposed Costco development needs.

The proposed development does not support the needs of the Community and surrounding neighborhoods in a positive way. Why do we need another Costco when we can go to the Everett, Woodinville or Marysville Costco? If the City of Lake Stevens wants a major store like Costco, then they need to locate it where a robust infrastructure is in place. Our residential neighborhood is already dealing with the current traffic volumes, traffic that is far too many, going far too fast throughout the day, not just at commute times. In the mornings we have to wait for strings of cars to go by before being able to get out of our driveways and then hurry to get ahead of the next coming car and the same for when coming home. We don't need more of a traffic nightmare, pushing the associated traffic into adjacent residential bedroom communities.

Alternate road designs are needed in order to maintain the standard of living for surrounding residential family home communities with any planned development on the proposed site.

20th Street

residential living has become far less than ideal due to the amount of traffic and associated noise,

so why not use some of the land along 20th Street for access, like 93rd Ave SE, or closer to the corner of 20th

and SR9, or possibly a frontage road along SR9. Leave the S. Lk. Stevens Rd alone.

A little history about the S. Lk. Stevens Rd and SR9 intersection:

The S. Lk. Stevens Rd used to be the main road to Lake Stevens.

In 2009, WSDOT wanted to redesign the S. Lk. Stevens Rd Intersection to SR 9 eliminating right turns

from the S. Lk. Stevens Rd onto SR9 to Snohomish and left turns to SR9 towards Frontier Village. After

numerous emails and meetings among Snohomish County Engineers, WSDOT Engineers, State Legislator Steve Hobbs, Snohomish County Council members, Lake Stevens Mayor Little, Lake Stevens city council members, and a petition

signed by over 300 neighborhood members requesting WSDOT to allow turns to be made with the addition of turning

lanes, WSDOT decided to support the addition of turning lanes and made the SR9 modifications as they are today.

See attached Herald article from 2009.

The City of Lake Stevens needs to step back and review the amount of development they are approving.

We are supposed to have controlled growth, not major growth resulting in chaos. Almost every empty plot

of land is being granted development permits, resulting in more and more traffic the roads can't support.

What is the point, to chase everyone away?

-

-

Costco Development Concerns:

-

Place a business with a huge footprint in an inappropriate location.

Loss of ability to live and enjoy your home and yard.

Negative impact to wetlands and fish bearing creeks that flow from the proposed site thru properties all the way to Ebey Slough and the Pilchuck River.

Increase in traffic, road noise and congestion estimated at 799 PM peak hour trips.

Increased demand for Medical, Fire and protection services.

Harder access and repair on City of Everett water lines.

Increased traffic on SR2 – Trestle

Concerned that required development paperwork, like SEPA Environmental Checklists, Traffic Studies, etc.

will not reflect actual and complete information.

Sincerely Submitted,
Marilyn and Bill Webber

Lake Stevens neighbors protest loss of left turn off Highway 9

By Bill Sheets Herald Writer

Friday, November 13, 2009 11:18pm

LOCAL NEWS

LAKE STEVENS

LOCAL NEWS

TRANSPORTATION

LAKE STEVENS — The project to widen parts of Highway 9 and 20th Street SE is intended to ease traffic flow through the area, but some who live nearby aren't happy about it.

The makeover of the intersection and the area surrounding it eliminates a left turn from northbound Highway 9 to westbound S. Lake Stevens Road.

That's where Marilyn Webber lives, just off the highway. When the project is done next summer, she will have to turn left at 32nd Street SE.

This is about three-quarters of a mile south of her street, and she'll have to go nearly a mile out of her way to get home.

The turn was eliminated for safety reasons, a state official said. The Highway 9 portion of the project was designed by the state Department of Transportation.

Webber said 360 people who live in the area have signed a petition in protest.

The state, in addition to prohibiting the left turn from Highway 9 onto S. Lake Stevens Road, had originally planned to eliminate a left turn from S. Lake Stevens Road onto northbound Highway 9. Officials have since withdrawn that plan. The petition calls for both turns to remain.

Snohomish County is widening 20th Avenue SE from two lanes to five between 91st Avenue SE and S. Lake Stevens Road at the Tom Thumb grocery. S. Lake Stevens Road runs northeast-southwest and intersects

with both 20th and Highway 9. From S. Lake Stevens Road to a short distance north of 20th, the state is widening Highway 9 from two lanes to five, including turn lanes.

Together, the projects cost \$22.4 million.

Webber, who said she has lived in her home for more than 50 years, said turning left off Highway 9 at 32nd is not as safe as turning at S. Lake Stevens Road.

The oncoming vehicles are moving faster there because they're farther from the light at 20th, she said, and they're harder to see because they're coming up a slight incline.

"There's no way they can make that as safe as our intersection to make the left turn," she said.

The left turn was eliminated because Highway 9 southbound is being widened to two lanes, with one being a right turn lane onto S. Lake Stevens Road, said Mike Swires, a traffic engineer for the state. Anyone turning left there would have to go across two lanes of traffic, he said.

Webber said there's always been a right turn lane there.

"We're turning across two lanes of traffic now, I don't know what the difference is," she said.

Swires said the new lane will be wider than the current configuration. The state's portion is part of a long-range plan to improve Highway 9 all the way from the King-Snohomish County line to Arlington. Highway 9 south of the intersection eventually will be widened as well, when money becomes available, he said.

Swires said there's no data to support the contention that the turn at 32nd is more dangerous.

"We don't have any left-turn-related collisions at either intersection," he said.

There's more, Webber said. To get home after turning on 32nd, she must navigate a blind, 90-degree turn on a tight road.

She and her husband keep horses on their property. Some of her neighbors do as well, she said.

"If you're in a pickup pulling a horse trailer, you can't go around that 90-degree corner," she said. "If you expect us to give up that left-turn lane, at the minimum the county needs to do something about 32nd."

County engineer Owen Carter said he would have a safety inspector look at the road.

Swires said the state changed its mind about eliminating the left turn from S. Lake Stevens road onto Highway 9 because of the concerns of the neighbors.

"We heard from the community about the inconvenience," he said.

Webber said she's glad the state brought back that turn. Still, she and others plan to keep pressing the state to bring back the other one as well.

Swires said it's not happening.

"We are trying to balance driving inconvenience with improved safety benefits along the corridor," he said.

Bill Sheets: 425-339-3439, sheets@heraldnet.com.



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Melissa Place

From: Lisa Jones <ljones777@gmail.com>
Sent: Monday, June 10, 2019 11:21 AM
To: Melissa Place
Subject: Costco

I am in favor of the Costco site in lake Stevens. They are a good addition to neighborhood and traffic plan is well thought out.

Lisa Jones

From: [Jennifer Miller](#)
To: [Melissa Place](#)
Subject: Lake Stevens Costco
Date: Monday, June 10, 2019 3:44:35 PM

Good Afternoon,

I live on 93rd Dr SE. Will this be a road through to Costco? Or, would this road be blocked off & remain a dead end?

Thank you for your time,
Jennifer

From: [John Moore](#)
To: [Melissa Place](#)
Subject: Costco Proposal
Date: Friday, June 14, 2019 9:51:02 PM

To whom it may concern,

I object to the idea of allowing Costco to build a huge box store in my residential neighbor. Peoples homes all around the proposed site. Looking at the Lake Stevens zoning map, I see Commercial zoning of a residential area. What happens to these people if their house burns down. Per the zoning, can they even re-build? This is another example of poor planning on the part of Lake Stevens leadership.

John Moore
425-334-6091

----- Original message -----

From: Melissa Place <mpplace@lakestevenswa.gov>

Date: 6/11/19 8:34 AM (GMT-08:00)

To: lake22 <lake22@comcast.net>

Subject: RE: Thank you for the Costco information.

Hi Karol, attached is the critical areas report for the Soper Hill Commercial project.

Thank you, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mpplace@lakestevenswa.gov

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From: lake22 <lake22@comcast.net>

Sent: Monday, June 10, 2019 6:31 PM

To: Melissa Place <mpplace@lakestevenswa.gov>

Subject: Thank you for the Costco information.

I will be waiting to hear about the Biologists report on the Soper Hill and hwy 9 project.

Date: 6/13/19 9:53 AM (GMT-08:00)
To: lake22 <lake22@comcast.net>
Subject: RE: Thank you for the Costco information.

Hi Karol, are you asking for Soper Hill or Costco? I sent you the study for the Soper Hill project. Please clarify as maybe I am misunderstanding what you are asking for.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

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From: lake22 <lake22@comcast.net>
Sent: Wednesday, June 12, 2019 10:22 AM
To: Melissa Place <mplace@lakestevenswa.gov>
Subject: RE: Thank you for the Costco information.

Did you locate a biologist study that we talked about?

Sent from my T-Mobile 4G LTE Device

Thanks for your time. Karol K

Sent from my T-Mobile 4G LTE Device

From: [Cooper, Kristy](#)
To: [Melissa Place](#)
Subject: Costco in Lake Stevens
Date: Thursday, June 6, 2019 2:25:26 PM
Attachments: [image001.png](#)

Hello Melissa,

I am so disappointed that Lake Stevens would consider allowing Costco to build a store on 20th. This is one of our most congested areas in town due to the path that many people take to get on and off the trestle. Snohomish County and the city of Lake Stevens need to balance the amount of growth demanded of the city with either building better roads or halting development. I live on Rhodora Heights Road and take 20th to work every day. People trying to get in and out of Costco are only going to further extend my commute. I am a Costco member and do not mind one bit having to travel to get my items from Woodinville or Everett or even shopping online. This HUGE building would ruin the Lake Stevens environment. The city continues to bulldoze everything that made my family move here. All of the trees and the old, small town feel are being ruined.

I would like for this application to be denied.

Kristy Cooper
11821 3rd PI SE
Lake Stevens
425-387-2888

Kristy Cooper
Fortive Business Systems Leader



Fluke Corporation, 6920 Seaway Blvd, Everett, WA 98203
Phone: 425.446.5879
email: kristy.cooper@fluke.com

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From: John Moore
To: Melissa Place
Subject: Costco Proposal
Date: Friday, June 14, 2019 9:51:02 PM

To whom it may concern,

I object to the idea of allowing Costco to build a huge box store in my residential neighbor. Peoples homes all around the proposed site. Looking at the Lake Stevens zoning map, I see Commercial zoning of a residential area. What happens to these people if their house burns down. Per the zoning, can they even re-build? This is another example of poor planning on the part of Lake Stevens leadership.

John Moore
425-334-6091

From: Aaron Meyer
To: [Melissa Place](#)
Subject: Costco
Date: Sunday, June 16, 2019 5:08:44 PM

I think a Costco in Lake Stevens would be a welcome addition. Especially with all the new developments popping up!

Aaron Meyer

From: [Ann Carter](#)
To: [Melissa Place](#)
Subject: Costco plan
Date: Sunday, June 16, 2019 6:42:21 PM

June 15, 2019

To whom it may concern:

I am writing to voice my concerns regarding the proposed plan for the location of Costco in Lake Stevens. While I'm not opposed to a Costco in the greater Lake Stevens area, I'm very worried about the proposed location presented in the project. As I understand the plan, the area affected may not have the ability to support such a large impact on local roads.

Specifically, I'm upset to see the proposed roundabout close to Hwy 9 and 20th Street. That area is already such a bottleneck during commute hours! How can a roundabout help? Could you please provide more details on what is planned as a roundabout and details on how a traffic survey has supported that plan?

I have another big concern. We live on S. Lake Stevens Road between Cavelero and 87th Street. We have been vocal to Snohomish County Sheriff about our concerns regarding the speed limits and the speeders who ignore any limits along this stretch of the road, even before the Costco plan. There are several bus stops along narrow areas without sidewalks. We see children walking along these areas on their way to Turners Grocery to buy snacks. We also see joggers and bikers along the narrow road. I'm so concerned, as a mother and grandmother, that increased traffic that Costco would bring for this road would be so dangerous! Please provide for us in the community how you determined that the increased traffic along this road would not put our neighborhood children in danger.

As I said, I'm not opposed to Costco coming to Lake Stevens. I feel that this location is not the best plan for the community. I think there are other areas better suited for traffic. Is there land available near the WalMart along Hwy 9 in Marysville? Many of us routinely go to that area and we do not encounter major traffic problems.

Please consider the opinions of Lake Stevens residents who are concerned about this location.

Sincerely,

Ann S. Carter

no date

Attention: Melissa Place

The location that Costco has selected at a major intersection of SR-9, 20th Ave and South Lake Stevens Road is ideal for Costco. For the residents that use those roads it is by far, the worst location imaginable.

The plan as it is currently on record is ill conceived will greatly add to an already growing traffic pattern on all three of the above-mentioned streets and state routes. Morning and afternoon traffic patterns are already an issue. Adding a 2 lane turn circle will create a bottle neck of traffic flow where there currently is not a restriction, not to mention the increased risk of accidents as drivers attempt to spur off the turn circle. Its location so close to the controlled signal intersection at 20th Ave will likely fill and stop traffic entirely.

I live on South Lake Stevens Road and have observed high traffic volume and often excessive speeding at peak hours. This street has no sidewalks or bike paths and is on the school bus route. It is used daily by bicycles, joggers and children walking alongside the road. This will exasperate the load on that road with the increase the flow of traffic on that major street. The 799 estimated number of vehicle trips with the draw of a 30 fueling stations is greatly underestimated. The affect placing a Costco at the proposed location will be a devastating to the community.

A better solution for the planners of Lake Stevens and Snohomish county and Costco developers is that they should follow the direction Walmart took in locating their facility just north of Lake Stevens avoiding further traffic congestion. New growth for a large corporation like Costco is there, not where it is currently planned.

Sincerely,

Steven Carter

8331 South Lake Stevens Road, Lake Stevens

From: Sue Grigsby
To: Melissa Place
Subject: Against the Planned Costco
Date: Wednesday, June 19, 2019 7:51:49 PM

Hello,

It appears as if I am a couple of hours late with this email, but I'll write anyway. I don't think adequate notice was provided to residents in the area unless they stopped to read the proposed land use action signs.

I am VEHEMENTLY opposed to the planned construction of a Costco warehouse store near 20th Street SE, Highway 9, and South Lake Stevens Road. I have been a resident of this general area (about .9 miles to the southeast of the site) for 33+ years, and I hate to think what the acres of paving, warehouse, gas station, and traffic will do to the area.

I can't IMAGINE the frustration of the neighbors immediately adjacent to the planned site. They will lose their wonderful semi-rural feeling of their homes. They will see increased traffic and noise. They will lose wildlife.

The growth I have seen in my 33+ years in my home has been unprecedented. There are tracts of land that I thought would never be developed, but somehow hundreds of homes have been shoehorned onto tiny lots, often with no on-street parking available in the development. Yet no major changes to infrastructure—better access on 20th Street SE, the trestle, or Highway 9—has occurred with that growth. The estimates of how many car trips will be generated are ludicrous. "Build it, and they will come" and old saying goes, and that is true.

Please do NOT approve a Costco at this location. If it HAS to go in, PLEASE require that as many trees as possible are maintained so that we keep the landscape as green as possible.

Sincerely,
Sue Grigsby
3404 - 100th Drive SE
Lake Stevens, WA. 98258

From: [Steve Carter](#)
To: [Melissa Place](#)
Subject: Response to Costco proposal
Date: Saturday, June 15, 2019 6:45:54 AM
Attachments: [Costco.docx](#)

Thank you for reviewing my objection to the Costco proposal

Steven Carter

From: [Bill and Marilyn Webber](#)
To: [Melissa Place](#)
Cc: [Kim Daughtry](#); [Brett Gailey](#); [Kurt Hilt](#); [Rauchel McDaniel](#); [Gary Petershagen](#); [Marcus Tageant](#); [Todd Welch](#); [John Spencer](#); [Gene Brazel](#); [Eric Durpos](#); [dave.somers@co.snohomish.wa.us](#); [Sam.Low@co.snohomish.wa.us](#); [Nate.Nehring@snoco.org](#); [Brian.Sullivan@co.snohomish.wa.us](#); [Stephanie.Wright@snoco.org](#); [Terry.Ryan@snoco.org](#); [Doug.McCormick@co.snohomish.wa.us](#); [nwpublicaffairs@wsdot.wa.gov](#); [SawyerM@wsdot.wa.gov](#); [greg.stlouis@ci.everett.ma.us](#); [steve.hobbs@leg.wa.gov](#); [Stevick@Heraldnet.com](#); [SDavey@Heraldnet.com](#)
Subject: Response to City of Lake Stevens Notice of Application for Site Plan Review, Design Review and Planned Action Certification for COSTCO.
Date: Tuesday, June 18, 2019 11:24:35 PM
Attachments: [LakeStevensNeighborsProtest.pdf](#)

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Alternate road designs are needed in order to maintain the standard of living for surrounding residential family home communities with any planned development on the proposed site. 20th Street residential living has become far less than ideal due to the amount of traffic and associated noise, so why not use some of the land along 20th Street for access, like 93rd Ave SE, or closer to the corner of 20th

Lake Stevens neighbors protest loss of left turn off Highway 9

By Bill Sheets Herald Writer

Friday, November 13, 2009 11:18pm

LOCAL NEWS

LAKE STEVENS

LOCAL NEWS

TRANSPORTATION

LAKE STEVENS — The project to widen parts of Highway 9 and 20th Street SE is intended to ease traffic flow through the area, but some who live nearby aren't happy about it.

The makeover of the intersection and the area surrounding it eliminates a left turn from northbound Highway 9 to westbound S. Lake Stevens Road.

That's where Marilyn Webber lives, just off the highway. When the project is done next summer, she will have to turn left at 32nd Street SE.

This is about three-quarters of a mile south of her street, and she'll have to go nearly a mile out of her way to get home.

The turn was eliminated for safety reasons, a state official said. The Highway 9 portion of the project was designed by the state Department of Transportation.

Webber said 360 people who live in the area have signed a petition in protest.

The state, in addition to prohibiting the left turn from Highway 9 onto S. Lake Stevens Road, had originally planned to eliminate a left turn from S. Lake Stevens Road onto northbound Highway 9. Officials have since withdrawn that plan. The petition calls for both turns to remain.

Snohomish County is widening 20th Avenue SE from two lanes to five between 91st Avenue SE and S. Lake Stevens Road at the Tom Thumb grocery. S. Lake Stevens Road runs northeast-southwest and intersects

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Melissa Place

From: Brooke Zueger <brookezueger@gmail.com>
Sent: Wednesday, June 19, 2019 12:50 PM
To: Melissa Place
Subject: Comments RE: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-008
Attachments: 24th STREET Letter.docx

Dear Planner Place,

I would like to enter my comments for the 24th street project as my concerns for this project are directly connected to the land in this area. Many of the reports are dated that have been used for the projects and incorrect information has been presented from the city.

Please see my comments attached regarding the SEPA application submitted.

Thank you,
Brooke Zueger

To Whom This May Concern,

As a neighboring property to the proposed building/road project #LUA2019-0069, I would like to go on record regarding some concerns and facts about this property that have not been recognized in the SEPA application or addressed correctly in the SEPA checklist to be considered for further review.

The City of Lake Stevens & Consulting Groups related to this project have stated that mitigating these wetlands will have a minimal impact to the area but you will see **FACTS** that were withheld or not included in the SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE. In the comments that follow I will go through different areas of these documents and point out misrepresented information that has been submitted for approval.

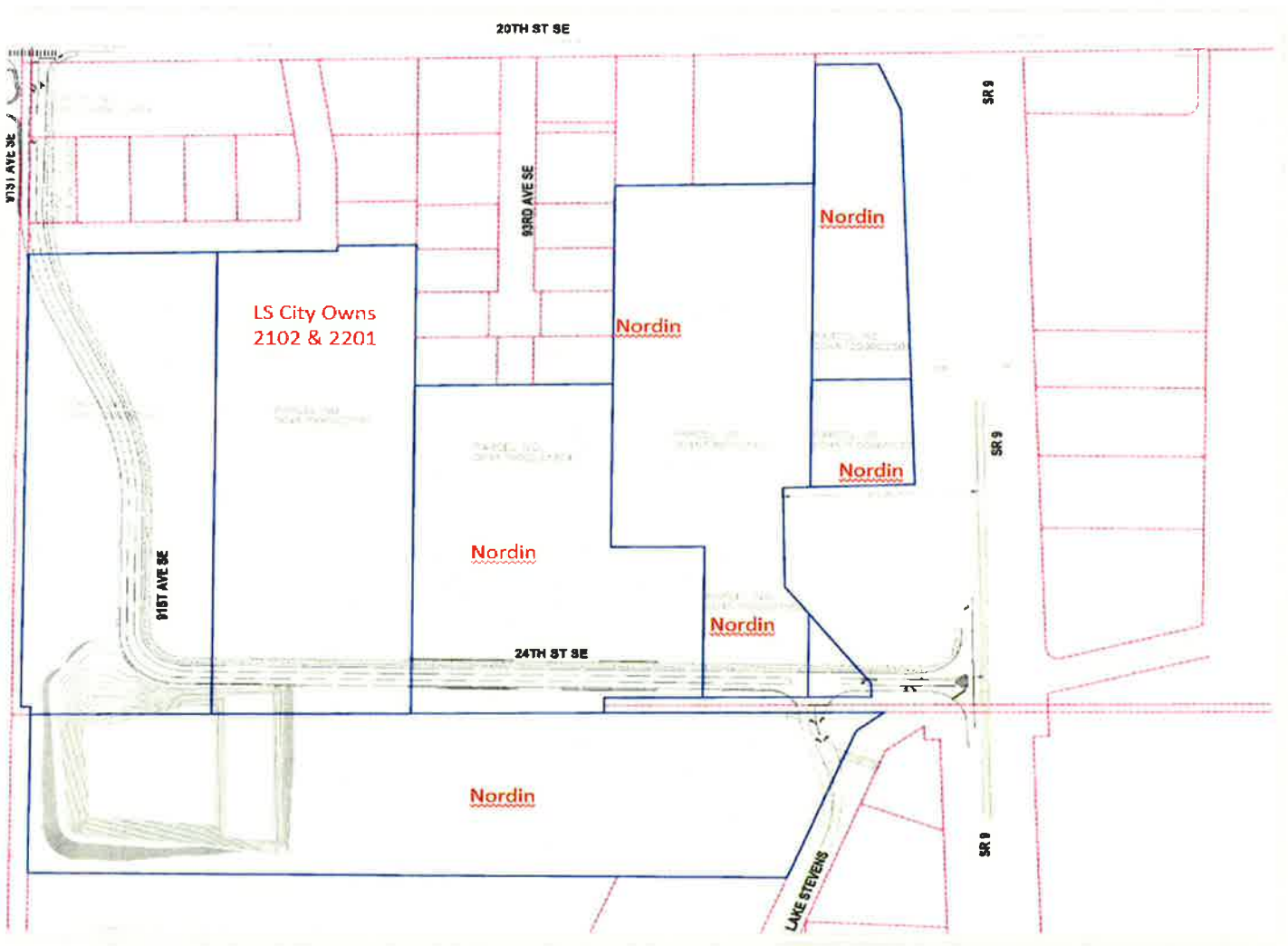
FACT: Location section - City has listed 3 parcels to be impacted, when in their own site map shows other parcels that were not included in the application. Additional discussion of this issue is covered on question of the SEPA Checklist.

➤ **SEE SITE MAP Exhibit (A)**

SEPA Mitigated Determination of Non-significance - Pg.1 -

City LS States: (Project Location) The new roadway will be located west of State Route 9 and South Lake Stevens Rd. Assessor Parcel Numbers: 00457000002102, 0045700002201, 00457000002304

EXHIBIT (A)



REFERENCE DOCUMENT: SEPA Mitigated Determination of Non-significance - Pg.1 -

FACT: Threshold Determination- The City determined there was no environmental impact statement required for this project, but the determination was based on inaccurate information that has not include the full scope of the property or neighboring properties habitat. The **Lead Agency** & the **Proponent** for the proposal is THE CITY OF LAKE STEVENS.

City LS: (Threshold Determination) The City of Lake Stevens, acting as lead agency of this proposal has determined that it does not have a probable significant adverse impact to the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

REFERENCE DOCUMENT: SEPA CHECKLIST SECTIONS "A & B" – Exhibit (B-1 through B-8)

FACT: In the question below the city has failed to divulge this project true nature in relation to the Costco project.

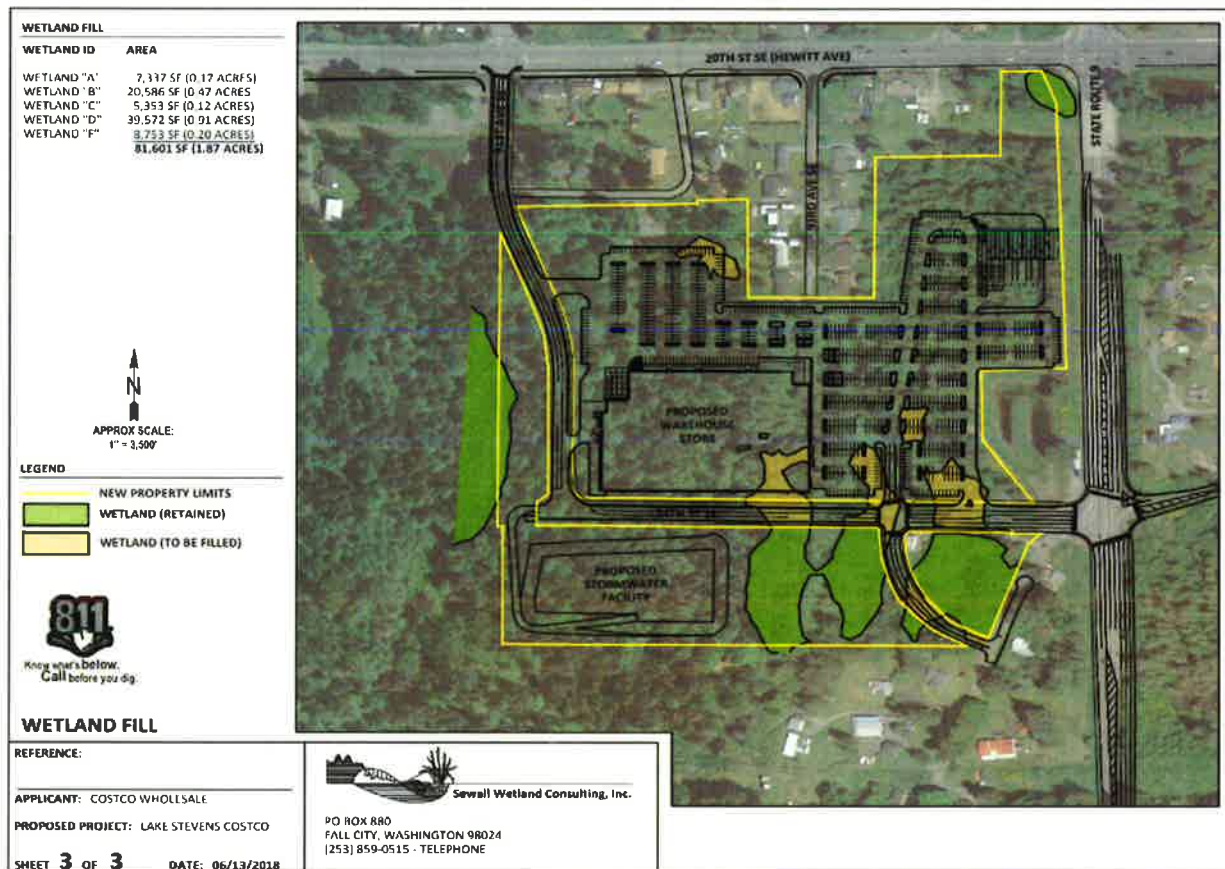
SEPA CHECKLIST SECTION "A" Pg.1 – Exhibit (B)

Q. 7 – Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes explain. SEE EXHIBIT (B-1)

- **City LS:** It is anticipated that 24th street SE would be constructed further west as a logical extension when future development occurs; timeframe is unknown.

EXHIBIT (B-1)

RE: Costco Wholesale Lake Stevens – Critical Areas Report
CW #17-0230
SWC Job #18-105



**MITIGATION BANK USE PLAN
COSTCO LAKE STEVENS AND CITY OF LAKE STEVENS
24TH STREET EXTENSION PROJECT**

NWS-

January 25, 2019 - Sewall Wetland Consulting, Inc.

For:

Peter Kahn

Costco Wholesale

999 Lake Drive

Issaquah, Washington 98027

Bank Use Plan Outline

I. Project Description

This project is located on Parcels #00457000002102, 2201, 2304, 2401, 2501 & 2502, located west of SR 9 in the City of Lake Stevens, Washington. The proposed project includes the construction of a Costco Warehouse with associated infrastructure, as well as the City of Lake Stevens extension of SE 24th Street through the site. The proposed project would fill all or part of 5 wetlands resulting in a total of 1.87 acres of wetland fill.

SEPA CHECKLIST SECTION "A" Pg.3 – Exhibit (B) continued

Q. 12 – Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, include a street address, if any, and section, township, and range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

- **City States:** the new roadways will be located southwest of the SR-9 and 20th St SE intersection. Please see the attached site plan map. Assessor Parcel Numbers: 00479400000400, 00457000002102, 00457000002201, 00457000002304, 00457000002401, and 00457000002503

EXHIBIT (B-3) As previously Noted NOT All parcels are being identified consistently

Ref.LUA2019-0069 SEPA APPLICATION



**SEPA MITIGATED DETERMINATION
OF NON-SIGNIFICANCE**

Issuance Date: April 22, 2019

Project Name (No.): 24th St SE Road Project (LUA2019-0069)

Lead Agency: City of Lake Stevens


Proponent: City of Lake Stevens

Description of Proposal: This project is to construct 24th St SE, a new road, west of State Route 9 and south of 20th St SE for approximately 1,400 feet in length. The roadway will consist of one eastbound lane and one westbound lane with a four foot planter strip and a ten-foot wide multi-use path on the north side. The construction of this new public road will provide an alternate route to support growth along the south side of 20th St SE and help reduce congestion along 20th St SE. Future development of this area was anticipated and evaluated in the City's 20th St SE Corridor Subarea Plan and associated EIS. This project is consistent with the Lake Stevens Comprehensive Plan and the Capital Improvement Plan for the city. 24th St SE was identified in the 20th St SE Corridor Subarea Plan as a key connecting roadway but potential environmental impacts of the construction of this road were not fully analyzed in the EIS thus requiring a SEPA determination at this time.

Project Location: The new roadway will be located west of State Route 9 and South Lake Stevens Road. Assessor Parcel Numbers: 00457000002102, 00457000002201, and 00457000002304.

EXHIBIT (B-4) As previously Noted NOT All parcels are being identified consistently

Ref. Parcel numbers section of the Land Use Development Application



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 622-9430

To Be Completed By Staff
Date of Application: _____
Staff Initials: _____
Permit Number: LU 2019-0069

TYPE I AND II – ADMINISTRATIVE DECISIONS
LAND USE DEVELOPMENT APPLICATION

CHECK ONE

TYPE I

- ☐ Administrative Design Review
- ☐ Administrative Modification
- ☐ Boundary Line Adjustment
- ☐ Change of Use
- ☐ Code Interpretation
- ☐ Fireworks Stand
- ☐ Floodplain Development
- ☐ Master Sign Program
- ☐ Minor Land Disturbance
- ☐ Reasonable Use Exception
- ☐ Shoreline Exemption
- ☐ Sign
- ☐ Temporary Use
- ☐ Type I Other: _____

TYPE II

- ☐ Administrative Conditional Use
- ☐ Binding Site Plan
- ☐ Major Land Disturbance
- ☐ Planned Action Certification
- ☒ SEPA Review
- ☐ Shoreline Substantial Development
- ☐ Short Plats
- ☐ Short Plat Alteration
- ☐ Short Plat Vacation
- ☐ Site Plan Review
- ☐ Type II Other: _____

All Shoreline Permits Require Floodplain Review

CHECKLIST SECTION "B" environmental elements

Fact: The consulting agencies “Sewall Wetland Consulting, Inc. along with The Watershed Company and Altmann Oliver Associates. LLC” overlooked key elements that effect the ecological system in the area; and of Mosher Creek to the SW of the project. One of the wetlands in the area is a major contributor to Mosher Creek and should this area be disturbed it would cause catastrophic damage to the current flow rates of the salmon bearing stream. As you will see in Exhibit B-5 below there are in fact 4 additional wetland areas & a seasonal stream that were not included in any of the listed reports.

SEPA CHECKLIST SECTION “B” Pg.5 – Exhibit (B) continued

3. Water

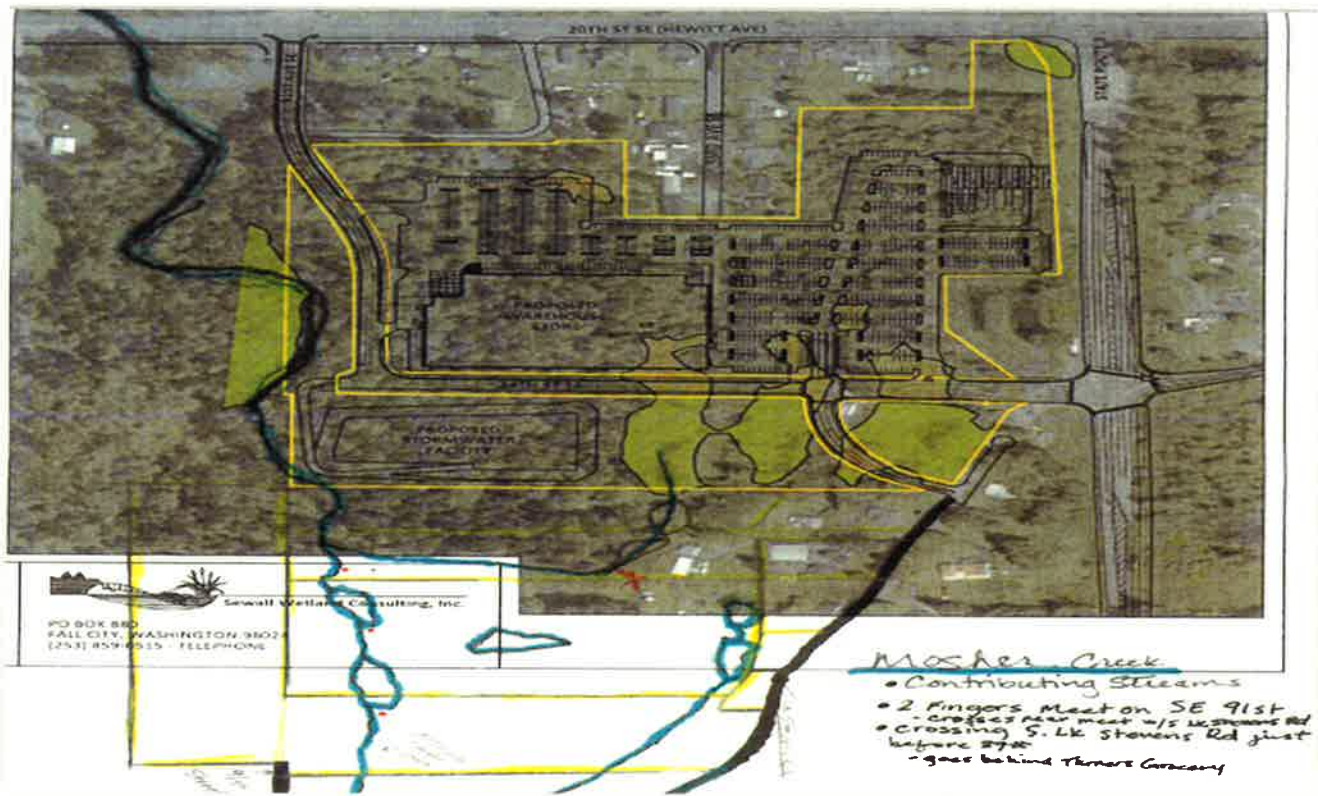
a. Surface Water

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetland)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

City LS: There are six wetlands and one stream with in the study area for this project. This consists of wetlands A, B, C, D, F, & M (as named in the Sewall report) and Mosher Creek. The proposed road alignments will intersect with some of the wetlands and their buffers and the buffer fo Mosher Creek which will require mitigation complying with local, state and federal regulations. The proposed mitigation for the wetland impacts is the purchase of credits from the accredited wetland bank of Snohomish county.

Please see the Wetland and Stream Delineation Report by the Watershed Company dated September 7, 2017 and the revised on May 30, 2018, the Critical Area Report and Habitat report by the Sewall Wetland Consulting Dated February 18, 2019, the Mitigation Bank Use Plan dated January 26, 2019 by Sewall Wetland Consulting, Inc. , and the 2012 Wetland Delineation by Altmann-Oliver Associates, LLC for more details

EXHIBIT (B-5) Areas in blue mark the unidentified areas in the reports listed above.



Fact: The proposed Mitigation of these wetland will alter and affect drainage patterns in the area as shown in exhibit (B-5) above due to inaccurate charting or lack of due diligence done by the consulting firms when mapping the down stream affected areas.

SEPA CHECKLIST SECTION "B" Pg.7 – Exhibit (B) continued

3. Water

c. Water runoff (including stormwater)

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

City LS: The discharge point into Centennial Creek released water into existing wetland areas. The project modifies the volume of water released into Centennial Creek and requires approval from the Department of Ecology. The discharge from the regional pond to the south releases into an existing channel in the vicinity of the existing wetlands which flows to the Ebey Slough. Overall stormwater release would mimic predeveloped conditions

Fact: In the Plant section of the SEPA Checklist the City has miss stated the nature & types of vegetation found on the site. Reference Exhibit B-6 screen shots from The Watershed & Sewall Wetland reports regarding wetland E/D.

SEPA CHECKLIST SECTION "B" Pg.7 – Exhibit (B) continued

4. Plants

a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cear, pine, other

☒ shrubs

☒ grass

☒ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☒ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

4.2.3 Wetland E

Wetland E is depressional wetland near the center of the study area that is primarily forested and includes a relatively large ponded area. Some flags from previous delineations were found near the wetland boundary in the correct

The Watershed Company
September 7, 2017

location, confirming the wetland boundary has not changed. The Wetland E boundary is defined by an abrupt change in topography and is unlikely to change over time.

Cowardin vegetation classifications include palustrine aquatic bed, scrub-shrub, and forested. The ponded area is entirely covered in yellow pond lily (*Nuphar Polysepala*). The forested community consists of black cottonwood, red alder, and Pacific willow with an understory of Sitka willow, salmonberry, Douglas spruce, cattail, and reed canarygrass.

Soils are primarily black mineral with a high organic content and redoximorphic features near the surface. Hydrology was evident from inundation, saturation, and high water table observed at the time of the study.



Figure 4. Ponded area behind cattail and reed canarygrass at Wetland E.

Wetland D

Wetland D is located on the south side of the site and was flagged with flags D1-D76, plus two small very close wetland areas flagged with H1-H4 and I1-I4. This wetland complex was identified as Wetland E in the Altman and Watershed reports. This large wetland contains areas of forested, scrub shrub, emergent and aquatic bed wetland classes.

A ditch enters Wetland D on its west side and drains water from wetland A into Wetland D. This water is directed through the wetland towards the aquatic bed portion of the wetland on the southwest side of the wetland. The edge of the wetland on its southwest side consists of an old earthen berm with a culvert located between flags D63 & D64. This water drains into an offsite stream channel which drains south and westerly into Mosher Creek.

The forested portion of Wetland A is dominated by an overstory of red alder with an understory of salmonberry and lady fern. The scrub shrub portion includes sitka willow and hardhack whereas the emergent portion is dominated by reed canary grass with some buttercup. The

Custer Lake Stevens #18-105
Sewall Wetland Consulting, Inc.
February 18, 2019
Page 15

aquatic bed portion appears to be an old excavated pond abutting the southerly berm or outlet of the wetland. The aquatic bed portion is vegetated with yellow pond lily and some cattail.

Soil pits excavated within the edge of the wetland revealed a dark gravelly loam soil with some redox concentrations and the presence of hydrogen sulfide. Some areas in the center are assumed to contain sapric muck soils, particularly in the aquatic bed area. Soils were saturated to the surface near the north and east sides and ponded up to 24" on the southwest aquatic bed area.

Using the 2014 WADOE Wetland Rating system and rating the wetland as a depressional wetland, this wetland scored a total of 20 points with 7 for habitat. This indicates a Category II wetland. Per LSMC 14.88.830 Table 14.88-II, Category II wetlands have a buffer that ranges from 45-190 feet depending on the habitat score. Category II wetlands with a high habitat score as Wetland D has, would have a 95' buffer for high intensity land use.

Wetland E

There is no wetland E due to a flagging sequence error

Fact: In the Animal section of the SEPA Checklist the City has miss stated the types of Animals found on the site. As a resident to the area for 30+ years I have personally encountered the following animals in the last 2 years that are not included in the City's response. (song birds, hawk, heron, eagle, dove, quail, owl, duck, Canadian geese, deer, bear, beaver, coyote, racoon, skunk, opossum, salmon, trout, and brook lamprey) In addition, the department of Ecology has in fact used this area for the release of Red tail hawks in the past.

SEPA CHECKLIST SECTION "B" Pg.8 – Exhibit (B) continued

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: "City LS" songbirds

mammals: deer, bear, elk, beaver, other: "City LS" other mammals (coyote, deer, raccoon)

fish: bass, salmon, trout, herring, shellfish, other: "City LS" resident cutthroat trout

Fact: This is a relatively undeveloped area that has a Salmon steam (Mosher Creek) which has been consistently misrepresented by multiple agencies and consulting firms. This could be caused by most surrounding properties being owned and maintained by 2nd and 3rd generational owners and a general lack of awareness to the habitat that resides in the area. The City's response to the section below is based on false information provide by the Watershed & Sewall Reports that are referenced in Exhibit B-7. If the City had taken measures in talking to the long-time owners in the area we could have made them aware of the robust nature of the creek.

SEPA CHECKLIST SECTION "B" Pg.8 – Exhibit (B) continued

5. Animals

b. List any threatened and endangered species known to be on or near the site.

City LS: No state or federally listed threatened or endangered plant or wildlife species were observed on the site, nor are they listed per WDNR and WDFW data reports per the Habitat Report by Sewall Wetland Consulting. Moser Creek is presumed to be fish veering or a Type F water due to the a lack of barriers in the creek. No state or federally listed fish species were noted in the stream no would any be expected to be found. It is likely that the only occupants of the creek are resident cutthroat trout.

EXHIBIT (B-7) Watershed Company pg. 3-4 & Sewall pg.14-15

3.3 Streams

The study area was also evaluated for streams based on the presence or absence of an ordinary high water mark (OHWM) as defined by the Revised Code of Washington (RCW) 90.58.030 and the Washington Administrative Code (WAC) 220-660-030. The OHWM edge was located by examining the bed and bank physical characteristics and vegetation.

Onsite streams were classified using the stream typing system established by WAC 222-16-030, per City regulations.

4 FINDINGS

4.1 Site Information

The project site is located in sub-basins HUC 171100110203 and HUC 171100110103, within the Snohomish River Watershed Resource Inventory Area (WRIA 7); Township 29 North, Range 5 East; Section 25. Other than a residential property on the eastern boundary, the entire study area is within undeveloped forest land. Topography generally slopes from north to south, defining a southerly flow for streams within the study area. Wetlands were typically observed in topographic low points at the bases of mounds and hills.

As previously mentioned, public-domain information on the subject properties was reviewed for this study. A summary of findings is provided in Table 1.

Table 1. Summary of online mapping and inventory resources.

Resource	Summary
USDA Natural Resources Conservation Service, Web Soil Survey (WSS) application	Tokol gravelly medial loam, 0 to 8 and 8 to 15 percent slopes; Mukilteo muck
U.S. Fish and Wildlife Service National Wetland Inventory (NWI) maps	Freshwater Emergent Wetland, Freshwater Pond
Washington Department of Fish and Wildlife, Priority Habitats and Species (PHS on the Web)	Freshwater Emergent Wetland, Freshwater Pond
Washington Department of Fish and Wildlife, SalmonScape	No salmonids mapped near project site
Washington Department of Natural Resources, Forest Practices Application Mapping Tool (FPARS)	No mapped streams in study area
Snohomish County PDS Web Map	Mosher Creek (Unknown Stream Type), Mapped Wetlands
City of Lake Stevens maps	Mosher Creek, Mapped Wetlands

Streams

As identified in The Watershed report, Mosher Creek is present on the western side of the site and west of the proposed 24th Street road extension. Mosher Creek is a fairly pristine channel in this area with a width between OHWM of 8'-10' with a mix of sand and mud bottom substrates. No fish were observed in this stream, but as noted in The Watershed report, there are no obvious barriers to fish passage and as a result it is presumed to be fish bearing, or a Type F water.

Per City of Lake Stevens Municipal Code Chapter (LSMC) 14.88.430.c, Table 14.88-1, Type F streams have a 100' buffer measured from the OHWM.

Fact: The City's conservation plans in place are inadequate to the scale needed as they have not properly identified the area or animals that reside in or near the projected building sites. In addition, the City's response to SEPA CHECKLIST SECTION B-5-d is false as they have been very clear with their intentions to mitigate the wetlands existing within the recognized parcels for further development of the areas in question but they have not considered all of the other wetlands that will be directly damaged by their proposal.

➤ **SEE Exhibit B-5 to see additional areas affected & review Watershed Finding report Exhibit B-7**

SEPA CHECKLIST SECTION "B" Pg.9 – Exhibit (B) continued

5. Animals

d. Proposed measures to preserve or enhance wildlife, if any:

City LS: All wetland areas not impacted by construction of the roads will be preserved. Wetland areas impacted will be mitigated by the purchase of credits in an offsite wetland bank

Fact: The City has failed to recognize people that would be displaced from their home in section 8 of the SEPA CHECKLIST. One of the homes set for Demolition under this proposed project has a Long-Term Renter that resides on the property and has not received any kind of formal notice, which may cause a financial hardship.

SEPA CHECKLIST SECTION "B" Pg.11 & 12 – Exhibit (B)

8. Land and shoreline use

c. Describe any structures on site.

City LS: Two existing vacant homes

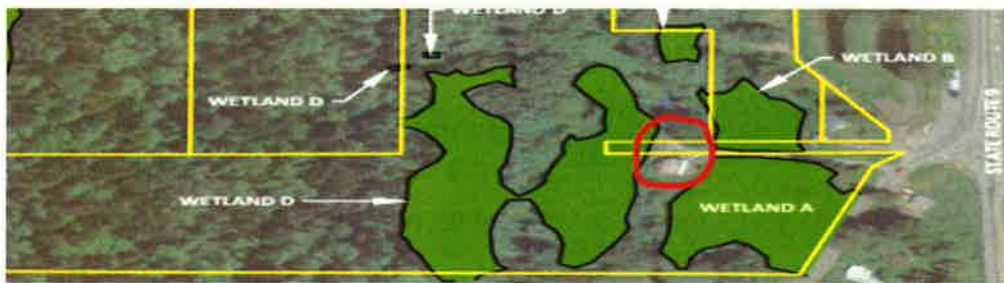
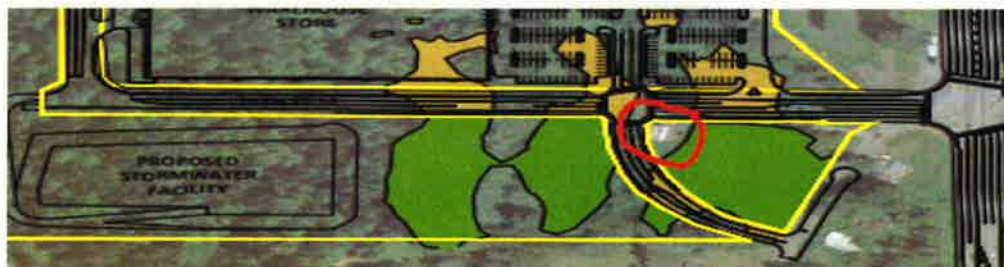
d. Will any structures be demolished? If so, what?

City LS: Both homes will be demolished.

j. Approximately how many people would the completed project displace?

City LS: The road project would not displace any people.

EXHIBIT (B-8)



Summary:

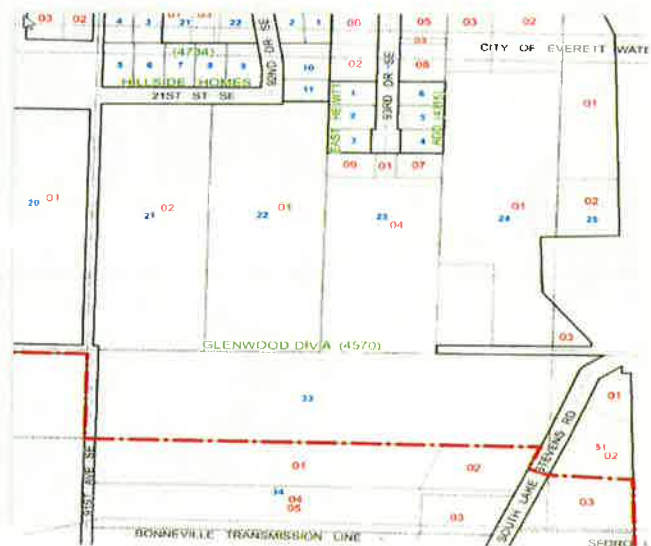
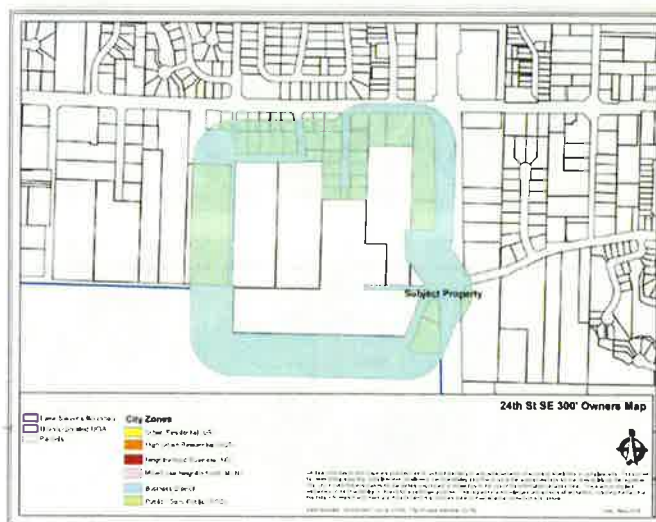
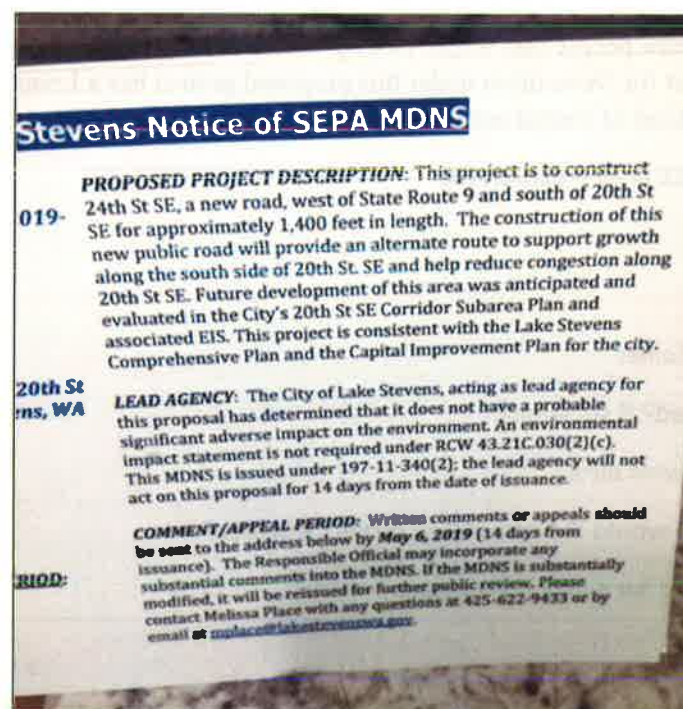
As a neighbor to this proposed project I am extremely disheartened by the way the City of Lake Stevens has conducted themselves and the gross negligence that has taken place, in inaccurately reporting the complexity of its ecosystem.

While I could reference all kinds of emotional connections I have with land, experience I have had, and future aspirations; I have chosen to address the FACTs & the mishandling / general disregard, for the people and animals that call this our home.

I became aware of this project on Wednesday April 25th 2019 via Facebook. This SEPA MDNS directly threatens mine and neighboring properties that fall within the 300' buffer based on the distribution map of whom received notices. Neither I, nor-neighboring parcel owners received a notice due to an imaginary line that divides the city of Lake Stevens & us Unincorporated Snohomish county folk whom share a Lake Stevens address; since being annexed from East Everett.

Below I have included Exhibit C of the 24th St SE Notice of SEPA MDNS, the 300' Owners Map, and some supporting screen shots of the Snohomish county property description/ parcel map of properties that fall within the buffer.

EXHIBIT (C)



Property Account Summary

5/5/2019

Parcel Number	00457000003402	Property Address	2514 S LAKE STEVENS RD., LAKE STEVENS, WA 98258
General Information			
Property Description	GLENWOOD DIV A BLK 000 D-02 - E 1 ACRE OF LOT 34 LESS S 160FT THOF		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	03162		

Property Account Summary

5/5/2019

Parcel Number	00457000003303	Property Address	2515 S LAKE STEVENS RD., EVERETT, WA 98201-2054
General Information			
Property Description	GLENWOOD DIV A BLK 000 D-01 - BEG NE COR TP 11 TH S ALG LN 47' 18" TO S 140' 00" E 125' 00" TO W BDN LN SD TR TH WELY ALSO SD WLY BDN LN TO SW COR TH S ALG LN TO BE COR SD TR TH N ALG W BDN ST BELY (A BDRY LN SD TR TH NELY ALSO SD WLY BDRY LN SD TR TO POB		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	03162		

Property Account Summary

5/5/2019

Parcel Number	00457000003404	Property Address	2520 S LAKE STEVENS RD., LAKE STEVENS, WA 98258
General Information			
Property Description	GLENWOOD DIV A BLK 000 D-04 - S 160FT LOT 34 EXC E 200FT OF S 140FT AS MEAS ALG & AT R A S LN SD LOT 34 SUBJ ESE PUD 1 IF ANY REFER TO 4570-000-034-0507 FOR MH ONLY		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	03162		

Property Account Summary

5/6/2019

Parcel Number	00457000004130	Property Address	2541 8TH AVENUE, LAKE STEVENS, WA 98258
General Information			
Property Description	Section 23 Township 29 Range 1 Quarter NW GLENWOOD DIV A BLK 000 D-00 - LOT 41 SUBJ ESE TO SEATTLE CITY LIGHT		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	03162		

Property Account Summary

5/5/2019

Parcel Number	00457000003403	Property Address	2534 S LAKE STEVENS RD., LAKE STEVENS, WA 98258
General Information			
Property Description	GLENWOOD DIV A BLK 000 D-03 - THE E 200FT OF S 140FT LOT 34 AS MEAS ALG & AT R A TO S LN SD LOT 34 SUBJ R W ESE PUD 1		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	03162		

Property Account Summary

5/6/2019

Parcel Number	00457000003804	Property Address	2548 8TH AVENUE, LAKE STEVENS, WA 98258
General Information			
Property Description	Section 21 Township 29 Range 1 Quarter NW GLENWOOD DIV A BLK 000 D-03 - E 211FT LOT 34, 39 & 40 LESS S 50FT FOR RD SUBJ ESE SEATTLE CITY LIGHT		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	03162		

I appreciate your time in reviewing my comments and concerns to this issue. Please keep me informed as to any further action regarding these properties and its wetlands that could impact my property.

Thank you,

Brooke Zueger

2520 S. Lake Stevens Rd. /Lake Stevens, 98258



June 19, 2019

City of Lake Stevens – City Hall
Attn: Melissa Place
P.O. Box 257
Lake Stevens, WA 98258
VIA EMAIL

RE: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082

Dear Ms. Place,

The City of Everett's Water Transmission Line North Corridor is crossed by the proposed 91st Ave SE roadway accessing the northwest corner of the Costco site.

Three 4-foot diameter water transmission lines are located within this corridor. Everett's water transmission line system supplies water to the majority of Snohomish County including over 600,000 people. Any proposed design of the road prism crossing the transmission lines should be reviewed and approved by the City of Everett prior to construction.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Grant Moen', written over a faint blue circular stamp.

Grant Moen, P.E.
Maintenance Superintendent
Everett Public Works Department

PUBLIC WORKS

3200 Cedar Street
Everett, WA 98201

425.257.8800
425.257.8882 fax

everettpw@everettwa.gov
everettwa.gov/pw

From: [Brooke Zueger](#)
To: [Melissa Place](#)
Subject: Comments RE: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-008
Date: Wednesday, June 19, 2019 12:50:49 PM
Attachments: [24th STREET Letter.docx](#)

Dear Planner Place,

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Please see my comments attached regarding the SEPA application submitted.

Thank you,
Brooke Zueger

Melissa Place

From: Bloom, Stacia <slbloom@kbhome.com>
Sent: Wednesday, June 19, 2019 12:52 PM
To: Melissa Place
Subject: Costco Notice Sign
Attachments: LUA Poster.jpg

Melissa:

We are pretty excited about Costco coming to town!

Possible you could email me a copy of the notice sign? It captures all of the details on one sheet, and my poor quality photo (attached) doesn't print well of the printer. I did a terrible job, all crooked.

Thanks for your help! Wish you luck.

Stacia (stay-sha) Bloom, PE

Project Manager, Land
KB Home Seattle
1400 112th Ave. SE Suite100
Bellevue, WA 98004
(949) 838-6057 cell
slbloom@kbhome.com



888-KB-HOMES

kbhome.com

Make an eDifference. Consider the environment before printing this email.

From: [Sally Jo Sebring](#)
To: [Melissa Place](#)
Subject: Comments on Costco Site Plan Review, etc. applications
Date: Wednesday, June 19, 2019 2:50:54 PM

Planner Melissa Place,

Since this project and the related roads projects are interlinked in terms of purpose, review, reports, etc., much of below is a repeat of my comments regarding the SEPA MDNS decision on the 24th St road project, but they relate to the whole project.

I am not against Costco. I am not against Costco in Lake Stevens. I just want decisions on where that might be facilitated to be environmentally sound and based on all Growth Management requirements, not just ones that seem convenient. This would include using best available science as required, including everything related to critical areas. This would include working with regulatory agencies to conscientiously invite and adhere to their oversight.

Protecting the environment is necessary for long-term sustainability of a healthy community. That should be the goal of the City and any responsible development partners. If we don't have the foresight to look at how these decisions will affect the future, we're making a mess for the future.

Here are more detailed comments:

1. SEPA application and process:
 - A. A SEPA decision is considered a Type II decision under Lake Stevens Municipal Code. Type II applications should have public notice of the application and a comment period before the decision. Since there was no permit application combined with this, the city apparently decided there didn't need to be a public notification or comment period before the decision was issued. City code states that in order to appeal a decision as a non-applicant, you have to have made comment on the application before the decision. The process the City of Lake Stevens used in this situation did not allow for public comment prior to the decision so, in essence, the City of Lake Stevens created a process in which they probably feel an appeal by the non-applicant (the City) would not have standing.
 - B. The SEPA application was received by the city on April 18, 2019. On April 22, 2019, the 2nd business day after the application was received, the SEPA MDNS was issued. Even allowing for potential pre-application meetings, this seems like a hurried decision, considering the complexity of the semi-related reports and issues.

Remedy: Vacate the MDNS decision, publicly notice the SEPA application and allow public comment, and, then, considering those comments and with more scrutiny of the reports, issue a new decision regarding the SEPA application. Follow this with the fourteen-day appeal period.

2. Use of mixture of current and proposed Critical Areas ordinances:
 - A. Even though the City of Lake Stevens has chosen, repeatedly over several years, to not update their critical areas ordinance to mandated current best available science, other

than the first report (Altmann-Oliver Associates), the wetland ratings are all based on the new wetlands rating system. The City's code isn't using that rating system, but a party may decide to vest in the new critical areas ordinance conditions. The consultants, particularly, Sewall Wetland Consultants found a way to mix and match parts of the current and proposed regulations to provide the least environmental protection possible. They used the new rating system, which may have given some of the wetlands lower ratings. They used the current (old) buffers since these would be significantly smaller. In the mitigation banking feature, they also used the old regulations to the applicants' benefit since the low ratio category they used will not be available under the new regulations. If they used the proposed regulations and best available science, a much higher mitigation ratio would be required.

- B. I remember in one of the briefings or hearings, probably a year or two ago, on the proposed Critical Areas Ordinance update Community Development Director Wright communicating that the Department of Ecology would not allow the City to update the Critical Areas Ordinance by only updating the wetland rating system and not updating the buffers. That ordinance has still not passed, yet the consultants are doing exactly what the Department of Ecology would not allow for the update.

Remedy: Require the consultants/applicant to be consistent in their use of environmental regulations. If they want to use the old (current) regulations, they should use them across the board. If they want to use the best available science, that should be used across the board.

- 3. Sewall Wetland Consulting Critical Areas Report and wetland identification:
 - A. The mix and match of all the application's supporting reports adds confusion to the SEPA application and the reports. The reports were done for various clients for various purposes involving various parcels. Not all the same. And Sewall renames all the wetlands. The SEPA application is for 24th St SE, the initial wetlands report by Altmann Oliver Associates covers all of the parcels for both the Costco warehouse project and the road projects. The Watershed Company Wetland and Stream Delineation Report is only for the "study area" of new road construction (apparently 91st Ave SE extension, 24th St SE and S. Lk. Stevens Connector roads creation). The Sewall Wetland Consulting Critical Areas report is specifically for the Costco Warehouse site and within 200' of that location. The Sewall Wetland Consultants Mitigation Bank Use Plan, based on the wetlands from the Sewall Critical Areas report, is for the Costco site and the 24th St extension project. Since it appears the Sewall Wetlands Consultants Mitigation Bank Use Plan is put forth as the mitigation banking report for both the Costco site and the roads, all wetlands on the site and roads should be included. The Watershed Report left out Wetlands B & C (from the Altmann Oliver Associates report), apparently because they were out of the footprint of the proposed 24th St SE. The Sewall report includes Wetland B (from AOA report) and renames it Wetland F, but leaves out left Wetland C (from AOA report). Wetland C appears to be on the Costco parcel from Sewall's own diagrams, though possibly not impacted. The Sewall report also left out Wetland J as indicated in the Watershed Company Wetland and Stream Delineation Report. It isn't mentioned in either of the Sewall reports, though the Watershed Company found it to be a Category III wetland with

a moderate habitat score. It's location appears to be within the area of the actual Costco building. (There is another wetland "I" from the Altmann Oliver Associates report that the Watershed decided was not a wetland. Wetland J is not this wetland.)

Remedy: Sewall Critical Areas Report should be revised to account for Wetlands C (from Altmann Oliver report) and J (from Watershed Company report). The Sewall Mitigation Bank Use report should be revised to reflect these additional wetlands. Both reports should be revised and re-submitted to the lead agency for review for this SEPA application.

4. Sewall Wetland Consulting Mitigation Bank Use Plan lack of including buffers in the mitigation banking plan. The acreage appears to only include the acreage of wetlands that will actually be filled, rather than also including the buffers that are lost which are also significant. The report itself, on p. 5 *Confirmation of Mitigation Credit Availability* shows a credit to impact ratio of 1 to 1 for Critical Area Buffer.

Remedy: Evaluate the current Mitigation Bank Use Plan regarding mitigation for buffers, revise and re-submit to lead agency for review for this SEPA application.

5. Other elements of Sewall Wetland Consulting Mitigation Bank Use Plan for Costco Lake Stevens and City of Lake Stevens 24th Street Extension Project:
 - A. This report was apparently using a previous report for a different project for a template and has missing information and misinformation.
 1. On page 3, section 2, *Existing Conditions of Wetlands and Buffers*, Wetland M is missing a separate heading as the other wetlands have and is missing the one to two-line description.
 2. On page 3, section 3, *Avoidance and Minimization of Wetland Impacts*, this text is not connected to the project in question. The streets aren't correct, the wetlands information isn't correct.
 3. On page 4, section 5 *Impacted Wetland Functions*, the text in this section in no way fits this project. It apparently is from another project and another report and in no way reflects the number or value of the wetlands in the 24th St Extension and Costco projects.
 4. On page 4, section 6, the text, once again is talking about a different project. Several times, Bella Vista Marysville Project is referred to.
 5. Wetland M is missing from the remainder of the report. It either should be mentioned in *Avoidance and Minimization of Wetland Impacts* or *Unavoidable Wetland Impact Acreage*. In all reports (though not clarified in Sewall Critical Areas Report, it appears to be Wetland A from Altmann Oliver Associates and Watershed Company reports) it was rated as a Category II wetland with either high or moderate habitat score. It needs to be accounted for clearly in this report.

Remedy: This report, which is the basis for the "mitigated" part of the NDS should be accurate as to project and all other details. This report is vital and should be reviewed by the consultant for accuracy in all aspects, corrected, and re-submitted to the lead agency for further review.

Thank you for your consideration of these comments.

Sally Jo Sebring

1023 99th Ave SE
Lake Stevens WA

From: [Sarah Nolan](#)
To: [Melissa Place](#)
Subject: Fwd: Wetland habitats need stewards
Date: Wednesday, June 19, 2019 5:01:02 PM

Sent from my iPhone

Begin forwarded message:

From: erinmcquiston65@gmail.com
Date: June 19, 2019 at 5:00:00 PM PDT
To: nolanbates933@gmail.com
Subject: Wetland habitats need stewards

I implore City of Lake Stevens management to become responsible human beings, to do their best to become stewards of our one and only earth. The responsible choice to make for the future of our children is to find a different parcel of land to destroy instead of the twenty four acres of Wetlands at 2404 S. Lake Stevens rd. Wetlands that are habitat to not only salmon, countless wildlife and much needed trees that filter our air. These Wetlands should not be paved over to line the pockets of greedy developers, it should be preserved as natural habitat because if not it will be detrimental to the surrounding aquifers, creeks and ponds that all feed into our rivers and our OCEANS, oceans that sustain whales and countless other sea wildlife. We do have a system to our world and I would hate to be a human that assists in interrupting that system.

Sincerely
Erin McQuiston

Sent from my iPhone

From: [Jennifer Hudson](#)
To: [Melissa Place](#)
Subject: No Costco
Date: Thursday, June 6, 2019 6:42:00 PM

Please do not let Costco come to Lake Stevens! We will just turn into Silver Lake.

Jennifer Hudson

Sent from my iPhone

From: lake22
To: Melissa Place
Subject: RE: Thank you for the Costco information.
Date: Wednesday, June 19, 2019 6:33:33 PM

I am checking on the traffic and environmental impact of the Costco project. The possible traffic impact both vehicles and large delivery trucks that will be using the trestle on 20th and 204. In addition the clear cut of the environment of this site will it impact the ground water and the habitat eco system? Will there be funds to improve surrounding habitat and to improve trestle infrastructure, can it be mitigated with a fund for traffic improvements on the immediate roadways? How will these extra deliveries impact the surrounding roadways? How will the additional vehicle trips be impacted by the 800 trips per day or more in and out of this site? How will this be mitigated?

Is the clear cut of this site the only way to accomplish a Costco site? Is it possible to use low impact site development to make

the site more visually appealing? Will tree be placed in parking strips where they are often damaged by customers and vehicles. Is there another option than the plants placed in parking strips? Can there be a native growth barrier surrounding this site to make it visually more appealing? Is there any open areas of landscaping to replace native growth to minimize the impact on the eco system? Signage is a concern will there be light spill or bright lights for security? How can shields on lighting help reduce the light spill? Can we minimize the signage size to make it more compatible with the surrounding neighborhoods?

With a facility that handles food attract rodents of any kind. What will be done to minimize and control this rodent issue?

With the gas pumps are there any possible hazards to the eco system and water run off. Have there been other Costco sites that have had run off issues. How can this be avoided. Can the water released on this site be done thru rain gardens that clean out the petroleum and parking lot debris to minimize impact. Has this been done at other Costco sites. Would this be an environmentally friendly way to help minimize the impact on our city's eco system.

What is the mission statement of Lake Stevens and how does low impact development fit into that mission statement. Is there a rush to provide sales tax revenue for our city? Can this be accomplished in harmony with our beautiful lake community?

These are a few concerns that our community needs to have addressed. The rate of growth in our city is staggering we should make sure it is being accomplished in a way that other community's will want to mirror.

I am concerned about the negative impacts being mitigated. We would love to have Costco in our community but we need to remember this is not a cookie cutter town. We should lead our city into the future in an environmentally responsible way before it is too late and we become another Lynnwood where residents are moving out of because of the negative development. Quality of life is important to our community and it should be a major factor in design and mitigating impacts during this critical time.

Thank you for your consideration in this site development.

Respectfully yours;

Karol Kottsick

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Melissa Place <mplace@lakestevenswa.gov>

Date: 6/13/19 9:53 AM (GMT-08:00)
To: lake22 <lake22@comcast.net>
Subject: RE: Thank you for the Costco information.

Hi Karol, are you asking for Soper Hill or Costco? I sent you the study for the Soper Hill project. Please clarify as maybe I am misunderstanding what you are asking for.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

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My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

From: lake22 <lake22@comcast.net>
Sent: Wednesday, June 12, 2019 10:22 AM
To: Melissa Place <mplace@lakestevenswa.gov>
Subject: RE: Thank you for the Costco information.

Did you locate a biologist study that we talked about?

Sent from my T-Mobile 4G LTE Device

From: [Josh DeWinter](#)
To: [Melissa Place](#)
Subject: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082
Date: Wednesday, June 19, 2019 6:21:42 PM

Hello

I am writing to submit feedback to the proposed land use listed in the subject line. I am an hour and 15 minutes past your deadline. I hope you will still take my comments into consideration, as they are representative of not only myself, but many in my neighborhood.

As most Lake Stevens residents in my sub-division, we moved to Lake Stevens because it's not a bustling urban center. Stores like the proposed Costco will ruin that way of life by drawing in thousands more cars and people than the already cramped 20th St. SE can handle (the pinch point is at the trestle. No matter how wide 20th is, this will always limit flow in the area). In addition, the thought of the city using the green space at the corner of SR 9 and 20th St. SE as a means to raise more revenue for itself destroys the way of life and angers the already bought-in residents.

We do not approve of our green land being used as a tool to generate more revenue for the city at the expense of the peace of mind of our community. Tax revenue is always used as a means to justify such decisions, but they are one sided when made in this manner. 86 out of 94 of the people queried in my neighborhood (I talked to them all) would gladly travel to the Costco in Everett before advocating building one in Lake Stevens.

Please ask: is tax revenue really worth sacrificing the beauty of this place? The answer, in case city leadership thinks otherwise, is, per the residents, **absolutely not**. Green spaces like the one in question serve not only to maintain the beautiful serenity of a place separated from the intensity of the concrete villages directly across the trestle and further south, but they add a distinction to our area that should be preserved for the future, not forsaken for quick revenue.

I am assisting the forming a coalition to buttress our neighborhoods against the destruction of our area this business would bring, both in Lake Stevens and areas of unincorporated Snohomish County that would be impacted. Please consider not allowing this catastrophe to continue. Please do not sell our beautiful and much appreciated land for the sake of making more money!!

Thank you for hearing and registering my comments.

Josh DeWinter
Lake Stevens

From: lake22
To: Melissa Place
Subject: RE: Thank you for the Costco information.
Date: Wednesday, June 19, 2019 6:33:33 PM

I am checking on the traffic and environmental impact of the Costco project. The possible traffic impact both vehicles and large delivery trucks that will be using the trestle on 20th and 204. In addition the clear cut of the environment of this site will it impact the ground water and the habitat eco system? Will there be funds to improve surrounding habitat and to improve trestle infrastructure, can it be mitigated with a fund for traffic improvements on the immediate roadways? How will these extra deliveries impact the surrounding roadways? How will the additional vehicle trips be impacted by the 800 trips per day or more in and out of this site? How will this be mitigated?

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the site more visually appealing? Will tree be placed in parking strips where they are often damaged by customers and vehicles. Is there another option than the plants placed in parking strips? Can there be a native growth barrier surrounding this site to make it visually more appealing? Is there any open areas of landscaping to replace native growth to minimize the impact on the eco system? Signage is a concern will there be light spill or bright lights for security? How can shields on lighting help reduce the light spill? Can we minimize the signage size to make it more compatible with the surrounding neighborhoods?

With a facility that handles food attract rodents of any kind. What will be done to minimize and control this rodent issue?

With the gas pumps are there any possible hazards to the eco system and water run off. Have there been other Costco sites that have had run off issues. How can this be avoided. Can the water released on this site be done thru rain gardens that clean out the petroleum and parking lot debris to minimize impact. Has this been done at other Costco sites. Would this be an environmentally friendly way to help minimize the impact on our city's eco system.

What is the mission statement of Lake Stevens and how does low impact development fit into that mission statement. Is there a rush to provide sales tax revenue for our city? Can this be accomplished in harmony with our beautiful lake community?

These are a few concerns that our community needs to have addressed. The rate of growth in our city is staggering we should make sure it is being accomplished in a way that other community's will want to mirror.

I am concerned about the negative impacts being mitigated. We would love to have Costco in our community but we need to remember this is not a cookie cutter town. We should lead our city into the future in an environmentally responsible way before it is too late and we become another Lynnwood where residents are moving out of because of the negative development. Quality of life is important to our community and it should be a major factor in design and mitigating impacts during this critical time.

Thank you for your consideration in this site development.

Respectfully yours;

Karol Kottsick

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Melissa Place <mplace@lakestevenswa.gov>

From: [Sue Grigsby](#)
To: [Melissa Place](#)
Subject: Against the Planned Costco
Date: Wednesday, June 19, 2019 7:51:49 PM

Hello,

It appears as if I am a couple of hours late with this email, but I'll write anyway. I don't think adequate notice was provided to residents in the area unless they stopped to read the proposed land use action signs.

I am VEHEMENTLY opposed to the planned construction of a Costco warehouse store near 20th Street SE, Highway 9, and South Lake Stevens Road. I have been a resident of this general area (about .9 miles to the southeast of the site) for 33+ years, and I hate to think what the acres of paving, warehouse, gas station, and traffic will do to the area.

I can't IMAGINE the frustration of the neighbors immediately adjacent to the planned site. They will lose their wonderful semi-rural feeling of their homes. They will see increased traffic and noise. They will lose wildlife.

The growth I have seen in my 33+ years in my home has been unprecedented. There are tracts of land that I thought would never be developed, but somehow hundreds of homes have been shoehorned onto tiny lots, often with no on-street parking available in the development. Yet no major changes to infrastructure—better access on 20th Street SE, the trestle, or Highway 9—has occurred with that growth. The estimates of how many car trips will be generated are ludicrous. "Build it, and they will come" and old saying goes, and that is true.

Please do NOT approve a Costco at this location. If it HAS to go in, PLEASE require that as many trees as possible are maintained so that we keep the landscape as green as possible.

Sincerely,
Sue Grigsby
3404 - 100th Drive SE
Lake Stevens, WA. 98258

Melissa Place

From: patforster <patforster@comcast.net>
Sent: Wednesday, July 3, 2019 8:54 AM
To: Melissa Place
Subject: Costco

Hi Melissa, my thoughts on Costco. 93rd Dr SE will be a dead end, no access to Costco and I think it kills the commercial zoning where we live on 93r Dr se. The huge power line and water easements through us will hinder any commercial investments that include 93rd Dr se and the 5 or 6 homes fronting 20th St se. So basically the homes from hwy 9 to 91st st would be an island..that would not be attractive to commercial developers. So the retaining wall is making our street inaccessible to Costco for developers to tie it all together. Developers will not and cannot build on the easement from hwy 9 to the trestle. I would like to see HDH come in and buy us out...change the zoning from commercial. Thanks.
Pat Forster

Sent from my Samsung Galaxy Tab® S

Kathleen Pugh

From: Karl Anuta <kg@integra.net>
Sent: Thursday, July 11, 2019 2:46 PM
To: John Spencer; Kim Daughtry; Brett Gailey; Rauchel McDaniel; Gary Petershagen; Marcus Tageant; Todd Welch; Kurt Hilt
Cc: Kathleen Pugh
Subject: RE: Comments and Questions for the Public Meeting of July 11, 2019 to Discuss Proposed Costco Site Plan and Design Review
Attachments: Questions for Lake Stevens on Costco Proposal.pdf

Attached is a list of specific questions, that is intended as a distillation of some of the key questions (though not all the questions) that were part of the comments I submitted yesterday. Hopefully this will help facilitate the City providing useful information to the public at tonight's meeting.

Karl G. Anuta
Law Office of Karl G. Anuta, P.C.
735 S.W. First Avenue
Strowbridge Bldg, Second Floor
Portland, Oregon 97204
503-827-0320 (phone)
503-228-6551 (fax)
<https://sites.google.com/site/lawofficeofkarlanuta/>

From: Legal Assistand LOKGA [mailto:legalasstlokga@integra.net]
Sent: Wednesday, July 10, 2019 5:09 PM
To: jspencer@lakestevenswa.gov; kdaughtry@lakestevenswa.gov; bgailey@lakestevenswa.gov; rmcdaniel@lakestevenswa.gov; gpetershagen@lakestevenswa.gov; mtageant@lakestevenswa.gov; twelch@lakestevenswa.gov; khilt@lakestevenswa.gov
Cc: kpugh@lakestevenswa.gov; Karl G. Anuta
Subject: Comments and Questions for the Public Meeting of July 11, 2019 to Discuss Proposed Costco Site Plan and Design Review

Good afternoon,

Attached is a correspondence from Mr. Anuta.

Best regards,

Maybelline Perez, Legal Assistant
Law Office of Karl G. Anuta, P.C.
735 SW First Avenue, Second Floor
Portland, Oregon 97204
Phone: (503) 827-0320
Fax: (503) 228-6551

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Questions for The City of Lake Stevens on Costco Proposal

1. Streams and Wetlands are to be permanently protected and left undisturbed under LSMC 14.88.295. How can the City turn streams and wetlands it owns over to a developer, without breaking the law?
2. Why are there no alternative plans for this site that avoid destruction of critical areas as required by LSMC 14.88.010(a)(1) ?
3. LSMC 14.88.235(b) requires that the City to use the best available science to and give special consideration to conserve and protect fish species in critical areas. What does the best available science say about the effects on fish species in Mosher Creek of developing this site into a Costco?
4. Costco's consultant failed to identify several fish species in Mosher Creek and tributaries on this site. Does the City intend to rely on studies by Costco, or is it going to have independent studies completed?
5. Development is not supposed to take place in critical areas except under certain very specific exceptions in LSMC 14.88.210. Normally a big-box store is not a use allowed in a critical area. The only exception would be if **all** reasonable economic use would be denied for the neighboring property. Given that, how does the City rationalize handing these critical areas that it owns over to Costco for development?
6. Are the City's road building plans that the MDNS this spring was issued for, tied to or tailored specifically to this Costco plan?
7. Where are the alternative plans for the roads that avoid critical areas required by LSMC 14.88.010(a)(1)?
8. Where is the study, using the best available science, that resolves the now existing uncertainties of the effects of the road building plan on the critical areas, and on resident and anadromous fish habitat?
9. Since it is apparent from available materials that the critical areas on the site have not been thoroughly studied, how specifically is the City taking steps to strictly limit development and land use activities as required by LSMC 14.88.325(c)?
10. What does the City think is the likely time frame for reliably evaluating the proposed actions, in a way that protects critical areas and anadromous fish as required by LSMC 14.88.325(c)(2)(iii)?
11. Who will the City employ to do the studies required for the critical areas and habitat on this site?
12. How will the City ensure that the best available science is used in those studies?

13. Why are the wetland impacts only calculated for the area that will be filled, when the wetland buffers will be whittled down from 95 feet to zero, which likely will significantly affect their functionality?
14. What is the anticipated effect of the proposed development on traffic at the US 2, SR 204 and 20th Street SE interchange?

Melissa Place

From: Russell Wright
Sent: Thursday, July 11, 2019 5:03 PM
To: Melissa Place
Subject: FW: Costco Support

Russ Wright, *Community Development Director*

City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.622.9424 | rwright@lakestevenswa.gov

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From: Steve and Athena <capofigo@hotmail.com>
Sent: Thursday, July 11, 2019 4:01 PM
To: Russell Wright <rwright@lakestevenswa.gov>
Subject: Costco Support

Russ,

I won't be able to attend the meeting tonight, but I wanted to share my support for Costco in Lake Stevens. I appreciate those who are working hard to ensure the best possible scenarios for traffic and environmental impact. Thank you for supporting a healthy economic base for our city.

Sincerely,

Athena Ewing
(425) 377-1830

8617 11TH ST NE
Lake Stevens, WA 98258

Melissa Place

From: Christian Williams <christian.williams329@gmail.com>
Sent: Thursday, July 11, 2019 7:15 PM
To: Melissa Place
Subject: Costco Lake Stevens

Hello,

My name is Christian Williams. I just wanted to voice my support for the Costco project at the corner of 20th and SR 9. I think this project will improve the economy within the City limits and keep money local. This project will definitely provide local jobs and save people from having to drive outside of City limits to obtain services and goods. Money will also be able to be used to improve infrastructure locally including sidewalks, which are much needed. Yes traffic will be an issue but it is already an issue, and a roundabout should help improve traffic flow on SR 9. This project could also lead to additional businesses coming into the City and providing goods and services that we do not currently have. I really think this is a special time in our community and being careful about which businesses we let into our City is important. Costco is a fantastic company and employer, and I very much look forward to welcoming them here.

Thank you,

Christian Williams

Melissa Place

From: pat forster <patforster@comcast.net>
Sent: Friday, July 12, 2019 9:54 AM
To: Melissa Place
Subject: Costco comments

Goof morning Melissa, where is a link to the comments on Costco at the LS meeting, on Record? Thanks!

Pat

Melissa Place

From: rockinw1 <rockinw1@frontier.com>
Sent: Friday, July 12, 2019 1:23 PM
To: Melissa Place
Subject: Request for list of concerns

You mentioned at the Costco meeting last night, that you would be putting together a list of concerns expressed at the meeting, then passing them on to appropriate City and Costco staff for review and follow-up.

Would it be possible to post this listing on the Cities website, maybe email to all concerned? Would be good to update with follow-up answers when they are available, then a public meeting to explain the answers. That would be an open forum allowing additional Q&A from the public with answers to the public as a group from Costco and the City.

Also I heard someone ask you if you would load all the posters explaining the Costco proposed development displayed at the meeting on the Cities website. I think that would be a good idea too. It would be good to identify the Costco contact and City contact expert for each poster.

I asked at the meeting why the main Costco access isn't from 20th street. I was told by the city engineer, access from 20th would be too close to the intersection on SR9. Would you ask the city engineer to explain then how the access on 24th street isn't too close to the proposed round about in an email back to me? Then add it to the list.

Other questions I searched out at the meeting included:

- Why isn't Costco using the ground along 20th?
- Why doesn't the South Lake Stevens Rd have a leg off the round about?
- Who's paying for the new streets?
- Can the City pay for the new streets without Costco?
- Where is the new sewer pump station planned?
- How about dead ending the S. Lk. Stevens Rd, omit connector road to 24th?

Then a new question. Mayor Spencer said on TV, the City needs money to build parks and sidewalks. Where are the parks and sidewalks planned? I know about the current dog park changes. Usually the developers cover the cost of sidewalks.

Where would these parks and sidewalks be he is speaking of?

Can you provide a list of revenues that the City is collecting today and where that money is being spent? Then update the list with the Costco projected revenues for the city including taxes and where that will be spent.

Thank you.
Marilyn Webber

Sent from my Verizon Wireless 4G LTE Tablet

Melissa Place

From: Kurt Nelson <knelson@tulaliptribes-nsn.gov>
Sent: Friday, July 12, 2019 2:55 PM
To: Melissa Place
Subject: 24th St. Extension

Melissa,

I was at the public meeting last night for the Costco project. I was informed that a notice went out on a project to expand 24th St. I am checking to see if that occurred because we have not seen anything on that project.

Kurt Nelson
Environmental Division Manager

Melissa Place

From: Debra Werdal <djwerdal@comcast.net>
Sent: Saturday, July 13, 2019 4:47 PM
To: Melissa Place
Subject: Costco - LUA2019-0080, LUA2019-0081, LUA2019-0082

Ms. Place, I was unable to attend the public meeting concerning the proposed Costco at SR-9 and 20th Street NE. I want to go on record in favor this proposal. I've lived in this area for 36 years and we need the jobs and the retail options that a Costco would provide. It would relieve traffic congestion on the trestle and Highway 9 in that we would not have to travel to the Silver Lake or Smokey Point Costco. Every Costco I have been to has provided adequate access and parking. I'm sure that will be the case here as well. I urge the city to approve this project so we can have a Costco of our own. Thank you.

Debra Werdal
2211 120 Ave NE
Lake Stevens WA 98258

Melissa Place

From: Jill Meis
Sent: Monday, July 15, 2019 9:33 AM
To: Melissa Place
Subject: FW: Public Comment Costco Plan

Jill Meis, *Parks Planning and Development Coordinator*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

Please note the new phone number 425.622.9431 | jmeis@lakestevenswa.gov

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From: Marilyn Ferrier <mjoy.ferrier@gmail.com>
Sent: Saturday, July 13, 2019 11:07 AM
To: Jill Meis <jmeis@lakestevenswa.gov>
Subject: Public Comment Costco Plan

Ms. Meis, Because you have been so receptive and helpful I am sending this email to you. Please pass it on to the appropriate staff. I am very concerned about the plan to land Costco on the corner of 20th and Hwy 9 in Lake Stevens ... with 850 parking spaces.

I have only lived in LS for six years and I would not have bought here if I had known the push to develop and plop hundreds of new, tacky houses all around me. Traffic on 20th, 83rd and 9 and 204 has increased tremendously in the past couple years. Sometimes I feel hostage to traffic trying to get out onto streets. The location at 9 and 20th for a Costco is going to develop into another mess such as there now occurs at 9/204/Frontier Village. A jam. And ... the noise levels have increased with the traffic.

I feel the city is totally disrespectful to current residents and I plan to never again vote yes for any levy and will be encouraging the other 98 households in my senior park to do the same.

Thank you. Marilyn Ferrier

Melissa Place

From: Kenneth Johnston <kenneth@westcoastdevadvisors.com>
Sent: Monday, July 15, 2019 11:18 AM
To: Russell Wright
Cc: Melissa Place
Subject: Re: Soper Hill Commercial Project Inquiry

Hello,

I wanted to check on the status of the proposed Costco and gas station in Lake Stevens following the community meeting last week. Specifically, what is the next step(s) in the approval process and when is the next public hearing or meeting likely to occur? Will it be in front of the Planning Commission or City Council? Are any impact studies expected to be released soon for public review and comment? Thank you for helping me obtain this public information. I look forward to hearing from you at your earliest convenience.

Sincerely,

Kenneth

On Fri, May 31, 2019 at 1:39 PM Kenneth Johnston <kenneth@westcoastdevadvisors.com> wrote:
Thank you for the information. Have a good weekend.

Kenneth

On Fri, May 31, 2019 at 1:33 PM Russell Wright <rwright@lakestevenswa.gov> wrote:

Costco has submitted an application for design review and site plan review, as a Type application, for a proposed warehouse located near south of 20th Street SE and west of SR-9. There are existing residential properties north of the location that may be available for assemblage in the future.

The city's processing code is available online in Chapter 14.16B. A date for a public meeting has not been set yet. Melissa Place will be the assigned planner.

Materials should be available shortly on our website at:

https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Main.aspx?R=joYCJyd%2bIRdETosHgQ7HZmn3vzRmC3AVtUOGETWhEc1o4WyK4rXOPXFWLTII0vst9LNZnsAeonN27bk7tMOIBw%3d%3d

Best regards,

Russ Wright, Community Development Director

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9424 | rwright@lakestevenswa.gov

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From: Kenneth Johnston <kenneth@westcoastdevadvisors.com>

Sent: Thursday, May 30, 2019 8:27 PM

To: Russell Wright <rwright@lakestevenswa.gov>

Subject: Re: Soper Hill Commercial Project Inquiry

Hello Russell,

It was a pleasure meeting you in person today; thank you for taking the time to answer my questions. I wanted to follow-up, per our conversation, and request the available public information on the proposed Costco (application, site plan, etc.) and to get responses to the questions I posed about the approval process, public meeting schedule, and appeal process (just so I know what potential bottlenecks there may be even if they are unlikely to occur in terms of residents filing a challenge/appeal, etc.). I look forward to hearing from you.

Sincerely,

Kenneth

On Thu, May 30, 2019 at 4:05 PM Kenneth Johnston <kenneth@westcoastdevadvisors.com> wrote:

Hello,

I wanted to follow up on my request below for public information about a possible big box store at the corner of Highway 9 and 20th St. SE; it was reported that Costco may be considering a site there.

I am trying to obtain an update on that or on any plans or applications for development at that intersection that would include a possible grocery store. I look forward to hearing from you at your earliest convenience. Thank you.

Sincerely,

Kenneth

On Wed, May 22, 2019 at 9:31 AM Kenneth Johnston <kenneth@westcoastdevadvisors.com> wrote:

Hello Russ,

Thank you for your response and for the information. I am trying to track down whether or not rumors circulating about a proposed Costco or Fred Meyers are true or if a major entity with a grocery component has applied or is likely to apply for entitlements in the near future. It sounds like that is not the case at the Soper Hill location but perhaps elsewhere in Lake Stevens?

With that said, I would like to formally request public information on one more area, the corner of Hwy. 9 and 20th St. SE. Has an application been filed or considered at this location for commercial purposes? What is the site currently zoned for and is grocery a permitted use? Are any public meetings or hearings planned or scheduled for this area for any major project?

I look forward to hearing from you and will take you up on your offer to speak directly about siting a specific tenant at some point but have been tasked with obtaining this information first. Thank you in advance for your help.

Best regards,

Kenneth

On Wed, May 22, 2019 at 9:04 AM Russell Wright <rwright@lakestevenswa.gov> wrote:

See comments below. If you have specific comments or questions related to siting a perspective tenant. Please call me directly.

Best regards,

Russ Wright, *Community Development Director*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9424 | rwright@lakestevenswa.gov

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From: Kenneth Johnston <kenneth@westcoastdevadvisors.com>

Sent: Tuesday, May 21, 2019 4:19 PM

To: Russell Wright <rwright@lakestevenswa.gov>

Cc: Jennie Fenrich <jfenrich@lakestevenswa.gov>

Subject: Soper Hill Commercial Project Inquiry

Hello,

I am trying to obtain some public information on the status of a possible project in the City of Lake Stevens on behalf of a confidential client that is interested in the area. Specifically, I wanted to inquire about the Soper Hill Commercial Project /LUA2018-0073, 0074, 0077, and 0078.

Below are a few questions that I would appreciate your help with as it relates to this parcel:

1. What is the site currently zoned for?

The Land Uses are identified in LSMC 14.38.020 Zoning Districts – Section (b) Commercial District (CD). The code is available at <https://www.codepublishing.com/WA/LakeStevens/#!/LakeStevens14/LakeStevens1438.html#14.38>

2. Would a grocery store be a permitted use?

Yes

3. Do you know if a grocery store is being proposed? Possibly a Fred Meyer or Costco? If so, are other retail pads to that anchor store being proposed?

No grocery stores are proposed. The pads would be for smaller retailers – Melissa can provide specific information.

4. Will there be a public hearing on the project, and if so, when is that anticipated to occur?

Yes a public hearing on two conditional use permits will be held. Melissa can provide specific details as scheduled.

5. What is the approval and/or appeal process and rough timeline for the project?

The city approval process is described in Chapters 14.16A and 14.16B of the Lake Stevens Municipal Code.

Thank you in advance for your assistance. I look forward to hearing from your office soon.

Sincerely,

Kenneth Johnston

Vice President, Consulting
kenneth@westcoastdevadvisors.com
<https://www.westcoastdevadvisors.com/>

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Kenneth Johnston

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